

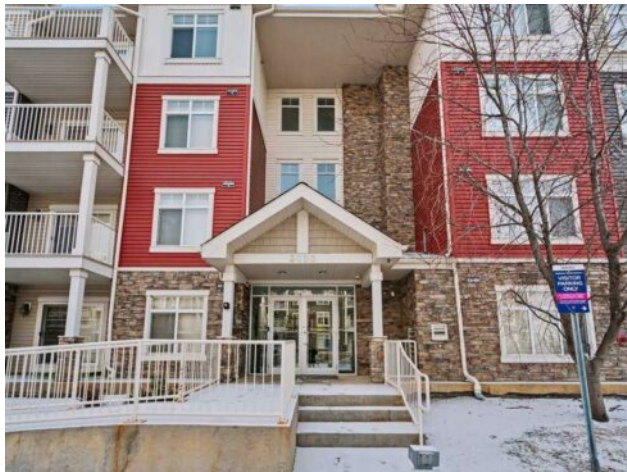


GRASSROOTS
REALTY GROUP

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**3304, 155 Skyview Ranch Way NE
Calgary, Alberta**

MLS # A2281302



\$204,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	571 sq.ft.	Age:	2012 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 325
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Welcome to SkyWest, a quality-built Truman Homes development. This affordable and functional 1-bedroom condo is ideally located on the 3rd floor and includes 1 titled parking stall. Step inside to a bright, modern open-concept layout designed for everyday living. The kitchen is both stylish and practical, featuring black granite countertops, stainless steel appliances, and a convenient eating bar that flows seamlessly into the spacious living and dining area. From here, enjoy a sunny south-facing exposure and step out onto your large covered balcony overlooking the quiet, courtyard-facing view—perfect for morning coffee or winding down after work. The bedroom is generously sized and complete with a walk-in closet, while the 4-piece bathroom and stacked front-load laundry (tucked neatly behind closet doors) round out the space with smart functionality. Located with quick access to Stoney Trail and Deerfoot Trail, you're minutes from CrossIron Mills, and just a short walk to nearby shopping, green spaces, and playgrounds. Whether you're a first-time buyer, downsizer, or investor, this is an excellent opportunity in a well-managed, well-located building.