



**3103, 155 Skyview Ranch Way NE  
Calgary, Alberta**

**MLS # A2281897**

**\$250,000**



<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Welcome to this beautifully updated 2-bedroom, 2-bathroom ground-level home, built in 2012 and offering modern finishes throughout. Recent updates include new flooring and carpet, adding a fresh, move-in-ready feel to the space. The open-concept layout is both functional and inviting, featuring contemporary finishes, well-appointed living areas, and plenty of natural light. The thoughtfully designed floor plan includes two generously sized bedrooms, with the primary suite offering a private ensuite for added comfort. One of the home's standout features is its courtyard-facing location, providing a quiet, secure outlook that's ideal for families with young children or anyone who values easy access to outdoor space. The ground-level setting offers added convenience for daily living, strollers, and pets. Perfect for first-time buyers, young families, or downsizers, this home combines modern updates, comfort, and a family-friendly setting in one exceptional package.