



**2214, 155 Skyview Ranch Way NE  
Calgary, Alberta**

**MLS # A2282824**

**\$249,900**



<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<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 Shingle	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully appointed second-floor unit in the sought-after community of Skyview Ranch, NE Calgary. Offering exceptional value for first-time buyers, this home features 2 spacious bedrooms and 2 full bathrooms, along with a heated underground parking stall and an extra storage unit enhancing both convenience and value. Step inside to discover a thoughtfully designed layout that opens into a dedicated dining area and a formal living room—perfect for everyday living and entertaining. The modern kitchen is a standout, showcasing full-height cabinetry, quartz countertops, and stainless steel appliances. The generous primary bedroom is designed for comfort, complete with his and her closets and a private 4-piece ensuite. A well-sized second bedroom and an additional full bathroom offer flexibility for guests, family, or a home office. The in-suite laundry room is strategically placed to maximize functionality and ease. Located just minutes from schools, parks, shopping plazas, and with easy access to Stoney Trail and Deerfoot Trail, this location is unbeatable. You're only 10 minutes from Calgary International Airport and 20 minutes from downtown Calgary, making it ideal for first-time buyers, young couples, families, or retirees. Don't miss this incredible opportunity—book your showing today!