



**4313, 155 Skyview Ranch Way NE  
Calgary, Alberta**

**MLS # A2284645**

**\$259,888**



<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	841 sq.ft.	<b>Age:</b>	2014 (12 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 474
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

Stylish & Functional 2-Bedroom Condo in Skyview Ranch! This beautifully maintained 3rd-floor condo in Skyview offers a perfect blend of style and convenience. Featuring 2 spacious bedrooms and 2 full bathrooms, this layout is ideal with bedrooms separated by the central living space—great for added privacy or shared living. Enjoy the open-concept floor plan with a modern kitchen complete with stainless steel appliances, flowing seamlessly into the dining and living areas. Step outside to a sunny south-facing balcony, perfect for your morning coffee or evening relaxation. Other highlights include in-suite laundry, titled underground parking, and plenty of natural light throughout. Located close to everything you need—parks, schools, daycare, shopping, restaurants, CrossIron Mills, and the airport—plus quick access to major roadways for an easy commute. Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes! Book your viewing appointment today!