



**1302, 155 Skyview Ranch Way NE  
Calgary, Alberta**

**MLS # A2286975**



**\$201,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	574 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 325
<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>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Welcome to easy, low-maintenance living in the heart of Skyview! This spacious third-floor 1-bedroom, 1-bathroom condo offers a functional layout, modern finishes, and excellent value for both first-time buyers and savvy investors. The open-concept design creates a seamless flow between the kitchen and living area, perfect for everyday living or entertaining. The kitchen features stainless steel appliances, sleek stone countertops, and convenient breakfast bar seating. Large windows bring in plenty of natural light, while the living room opens onto a private balcony equipped with a natural gas line for your BBQ &mdash; an ideal space to relax and enjoy courtyard views below, along with your titled parking stall. The bedroom includes a walk-in closet, and the unit is complete with a full 4-piece bathroom and in-suite laundry with a full-sized washer and dryer for added comfort and convenience. Enjoy a well-managed building with condo fees that cover Common Area Maintenance, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, and Water &mdash; keeping monthly expenses simple and predictable. Only electricity is paid separately. Located within walking distance to shopping, dining, and everyday amenities, and offering quick access to Deerfoot Trail and Stoney Trail, this is a fantastic opportunity in a growing community. Immediate possession available &mdash; don't miss your chance to make it yours!