



**4301, 155 Skyview Ranch Way NE  
Calgary, Alberta**

**MLS # A2291084**



**\$280,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	931 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 501
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters		

**Inclusions:** N/A

Welcome to this stunning 3rd-floor corner unit, where privacy meets an abundance of natural light. Spanning a generous 930 sq. ft., this thoughtfully designed 2-bedroom, 2-bathroom floor plan features a seamless open-concept layout perfect for entertaining. The spacious dining area is perfectly positioned adjacent to the kitchen, overlooking the expansive living room to create a cohesive and airy feel. Large windows wrap around the corner, flooding the home with sunshine and leading out to your private, west-facing balcony—complete with a gas line for easy BBQ hookups. Both bedrooms are well-proportioned, including a primary suite with a dedicated ensuite bath. For ultimate convenience, the unit includes secure underground parking with a private assigned storage locker located directly in front of your stall. Situated close to shopping, dining, and transit, this move-in-ready condo offers an effortless urban lifestyle for first-time buyers and investors alike.