



**4305, 155 Skyview Ranch Way NE
Calgary, Alberta**

MLS # A2138764



\$329,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	828 sq.ft.	Age:	2011 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Cork, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 372
Basement:	-	LLD:	-
Exterior:	Metal Siding , Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Storage		

Inclusions: TV Mount

Discover this delightful and spacious condo boasting 2 bedrooms and 2 full bathrooms. Nestled in a prime and highly sought-after location, this north-facing suite offers expansive views through large windows. Situated conveniently close to shopping, transit, schools, medical facilities, and entertainment, this complex meets all your needs! With over 800 sq ft of living space, this condo features one of the most favoured layouts in the building. The main living area is bright and open, showcasing a generously sized great room with patio doors leading to a covered 10' x 6' balcony—perfect for outdoor BBQs! Enhanced with cork floors and modern fixtures, the living area is both stylish and comfortable. The kitchen is a chef’s delight, featuring dark stained maple wood shaker-style cabinets that extend to the ceiling, granite countertops, a garburator, an over-the-range microwave/hood fan, an eating bar peninsula, and upgraded stainless steel appliances. The spacious primary bedroom includes a walk-through closet leading to a private ensuite bathroom. The second bathroom features an upgraded soaker tub, adding a touch of luxury. Additional amenities include in-suite storage and a laundry room. The condo also comes with an indoor parking stall complete with a full storage cage for added convenience.