



**2406, 155 Skyview Ranch Way NE
Calgary, Alberta**

MLS # A2149352



\$319,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	834 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Storage		

Inclusions: N/A

Calling all bargain hunters! Top floor condo with BRAND NEW FLOORING AND PAINT priced to sell. Comparable units in other Skyview Ranch condo complexes are priced about \$30,000 higher. List price is lower because most mortgage companies require 20% down in this complex. Unit is OVER 800 SQUARE FEET with 2 large bedrooms, 2 FULL BATHROOMS and a classy interior; granite counters, quality wood cabinets, stainless steel appliances, new vinyl plank flooring and fresh paint. Both bathrooms are 4-piece and there is a gas line for your barbeque on the west facing balcony. You have your own in-suite laundry, a HUGE STORAGE ROOM in the unit and a storage cage attached to your titled underground, heated, parking stall. The complex is pet friendly and well maintained. This is a great rental property, or a comfortable home, with reasonable condo fees and a location that provides easy access to Calgary ring roads, just 15 minutes from the airport. Multiple options for groceries are minutes away, as well as an array of restaurants and cafes and green spaces. This property has lots of potential upside, and is MOVE-IN READY!