



**4114, 155 Skyview Ranch Way NE  
Calgary, Alberta**

**MLS # A2183329**



**\$304,999**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Track Lighting		

**Inclusions:** All appliances listed in the appliance section

**\*\*OPEN HOUSE: DECEMBER 21 2024 SATURDAY 1PM - 3PM\*\*** This charming ground-floor 2-bedroom, 2-bathroom unit offers a perfect blend of comfort and functionality, enhanced by several recent updates. As you step inside, you'll be greeted by updated flooring and window coverings that add a fresh, modern touch. The bright and spacious living room is bathed in natural sunlight, creating a warm and inviting atmosphere that's perfect for relaxing or entertaining. Updated lighting fixtures further enhance the ambiance throughout the home. The well-maintained kitchen is both stylish and practical, featuring modern appliances and ample storage space, making it ideal for preparing meals and hosting family and friends. The primary bedroom serves as a peaceful retreat, complete with a private 4-piece ensuite for added comfort and privacy. The second bedroom is generously sized, offering plenty of flexibility for guests, a home office, or additional living space. This home also offers the convenience of ground-floor living with easy access to outdoor areas, along with nearby amenities that make everyday living a breeze. Don't miss the chance to own this beautifully updated and functional space. Schedule your showing today and discover all that this wonderful home has to offer!