

**3209, 155 Skyview Ranch Way NE**  
**Calgary, Alberta**

**MLS # A2198192**



**\$309,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 833 sq.ft.                         | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Cork, Linoleum          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 406 |
| <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>   | No Smoking Home                 |                   |        |

**Inclusions:** None

"Discover your perfect home in the highly desirable neighborhood of Skyview Ranch! This thoughtfully crafted 2-bedroom, 2-bathroom condo masterfully blends contemporary style and comfort, complete with 1 TITLED PARKING STALL. As you enter, you'll be welcomed by a bright, open-concept design, featuring elegant cork flooring that adds a touch of warmth and character. The expansive living area flows seamlessly into the kitchen, which showcases a chic breakfast bar, gleaming granite countertops, and premium stainless steel appliances—ideal for both everyday living and hosting guests. Each of the generously sized bedrooms offers ample space for relaxation and customization. The master bedroom is complemented by a private 4-piece ensuite bathroom, ensuring ultimate comfort and privacy. An additional full bathroom is available for residents and visitors. This unit also includes the convenience of in-suite laundry and a large storage area. Perfectly situated within walking distance to shopping, parks, schools, public transit, and major highways, this condo offers an unbeatable blend of convenience and lifestyle. Don't miss the chance to make this extraordinary Skyview Ranch property yours today!"