

**6311, 155 Skyview Ranch Way NE  
Calgary, Alberta**

**MLS # A2214259**



**\$289,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2011 (14 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, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/A

Experience refined living in the vibrant community of Skyview Ranch. This exceptionally maintained 2-bedroom, 2-bathroom apartment offers an intelligent floor plan, with bedrooms positioned on opposite sides of the principal living space to maximize privacy. The kitchen, updated in 2020, is appointed with stainless steel appliances, full-height cabinetry, granite countertops, and premium fixtures, offering both functionality and elegance. The primary suite features a full 4-piece ensuite and a spacious walk-in closet. Additional upgrades include new flooring throughout, in-suite laundry, and an underground heated parking stall with adjacent front storage, complemented by a large, separate storage unit. Residents will appreciate the meticulous upkeep of the complex and its proximity to major amenities, including CrossIron Mills, Calgary International Airport, Stoney Trail, and Deerfoot Trail. An outstanding opportunity for discerning buyers seeking comfort, convenience, and quality.