

**4111, 155 Skyview Ranch Way NE  
Calgary, Alberta**

**MLS # A2243471**



**\$285,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 850 sq.ft.                         | <b>Age:</b>   | 2012 (13 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>    | Boiler                                          |
| <b>Floors:</b>     | Carpet, Cork                                    |
| <b>Roof:</b>       | Asphalt Shingle                                 |
| <b>Basement:</b>   | -                                               |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                 |
| <b>Foundation:</b> | -                                               |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home |

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 447

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** None

Step into comfort and convenience with this beautifully maintained main floor condo in the sought-after community of Skyview Ranch—perfect for first-time homebuyers, downsizers, or savvy investors! This 2-bedroom, 2-bathroom gem offers a smart split-bedroom layout for maximum privacy and functionality. Good sized office/computer room is currently used as a closet/storage and can be converted back to a small office space. Enjoy a bright and open-concept living space featuring: Modern kitchen with sleek granite countertops, stainless steel appliances, undermount sink, and a large pantry Spacious eat-up bar ideal for casual meals or entertaining guests Sunny south-facing walk-out patio with gas hookup—ready for BBQ season King-sized primary suite with double walk-through closet and private ensuite with granite vanity Generously sized second bedroom—perfect as a guest room, nursery, or home office In-suite laundry, ample storage, and neutral tones throughout This unit also comes with a titled surface parking stall, plus tons of visitor parking nearby. Residents enjoy beautifully landscaped grounds, a friendly community, and a prime location just minutes from Stoney Trail, Metis Trail, YYC Airport, shopping, transit, and schools. Clean, move-in ready, and full of charm—this is your opportunity to stop renting and start building equity. Book your private showing today—this one won't last long!