



GRASSROOTS
REALTY GROUP

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6114, 155 Skyview Ranch Way NE
Calgary, Alberta

MLS # A2322003



\$264,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	900 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile, Cork, Linoleum
Roof:	-
Basement:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Closet Organizers, Elevator, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 473
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: NA

Spacious Corner unit now at a reduced price! Explore this spacious main-floor 2-bedroom, 2-bathroom condo offering 900 sq. ft. of thoughtfully designed living space in the vibrant community of Skyview Ranch. Combining comfort, convenience, and easy accessibility, this home is ideal for seniors, first-time buyers, pet owners, and anyone seeking low-maintenance living. The open-concept layout provides a bright, welcoming atmosphere with generous living and dining areas. Step outside to your oversized patio—perfect for relaxing, entertaining, barbecuing, or giving your four-legged companion quick and easy outdoor access. The main-floor location means no waiting for elevators or navigating multiple flights of stairs, making everyday living easier and more convenient. The condo also includes a secure underground titled parking stall and a private storage locker for added peace of mind. The well-appointed kitchen showcases granite countertops, stainless steel appliances, and a functional breakfast bar that's perfect for casual meals or entertaining. The spacious primary bedroom features walkthrough his and hers closets leading to a private ensuite. This corner unit is strategically tucked in the corner of the hallway that cuts out all the noise of the hallway and neighbours. The natural gas BBQ hookup means you'll never have to fill propane tanks again at no extra cost! Yes you understood it right, Natural gas is covered under condo fee. Located in one of Calgary's most connected neighbourhoods, you'll enjoy easy access to major roadways, schools, playgrounds, Crossiron Mall, and minutes from the Calgary International airport. Whether you're buying your first home, downsizing into a more accessible lifestyle, or investing in a move-in-ready property, this beautifully maintained condo offers outstanding value, exceptional convenience, and a location

that's hard to beat. Book your private showing today.