



GRASSROOTS
REALTY GROUP

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3308, 155 Skyview Ranch Way NE
Calgary, Alberta

MLS # A2328590



\$274,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	909 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Granite Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 487
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: none

CORNER UNIT ALERT! RARE 2-PARKING SPACES! Welcome to your next turnkey home or high-yielding investment property nestled in the heart of one of Northeast Calgary's most dynamic communities. This immaculate 2-bedroom, 2-bathroom apartment delivers the ultimate combination of modern style, ultimate convenience, and exceptional long-term financial value. As a coveted ****corner unit****, this home welcomes an abundance of natural light with massive expansive windows on two sides, creating a bright, airy, and incredibly private living experience. The seamlessly flowing open-concept floor plan features a contemporary kitchen complete with premium finishes, a breakfast bar island, stainless steel appliances, and plenty of cabinet storage. The living and dining areas open up beautifully to your own spacious private balcony—perfect for summer BBQs and relaxing outdoor moments. The thoughtful layout offers two generously sized, well-separated bedrooms for maximum privacy, including a primary retreat with its own private 4-piece ensuite bathroom. ****THE ULTIMATE UPGRADE:**** Unlike standard units, this property comes equipped with ****TWO dedicated parking spaces****, removing any parking stress and adding massive resale and rental premium value. ****LOCATION & AMENITIES:**** Commuting is an absolute breeze with immediate, effortless access to ****Stoney Trail**** and Deerfoot Trail, putting the Calgary International Airport just 10 minutes away and downtown within a quick 20-minute drive. You are steps from major amenities, including local retail shopping centers (Sky Pointe Landing, Redstone Market Square), local restaurants, multiple transit routes, parks, and top-tier K-9 schools. ****A PRIME ASSET:**** Whether you are looking for a beautiful, move-in ready place to call home, or looking to cash in on Calgary's growing rental

market with an effortless, low-vacancy investment property, this asset checks every single box. Book your private viewing today before it's gone!