



GRASSROOTS
REALTY GROUP

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2201, 155 Skyview Ranch Way NE
Calgary, Alberta

MLS # A2328905



\$262,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	908 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Boiler

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Vinyl Siding

Foundation: -

Features: Breakfast Bar, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 487

LLD: -

Zoning: M-2

Utilities: -

Inclusions: N/A

Welcome to this MOVE-IN READY, spacious 908 sq. ft. CORNER UNIT on the second floor in the highly sought-after community of Skyview Ranch. Freshly updated with NEW CARPET, this beautifully maintained home offers 2 spacious bedrooms, 2 FULL BATHROOMS, HEATED UNDERGROUND PARKING, plus a STORAGE UNIT—ideal for first-time buyers, professionals, downsizers, and investors. The bright, open-concept layout features a living room, dedicated dining area, and a modern kitchen with full-height cabinetry, quartz countertops, and stainless steel appliances. The primary bedroom includes dual closets and a private 4-piece ensuite, while the second bedroom and additional full bathroom provide flexibility for family, guests, or a home office. Two hallway closets, an enclosed in-suite laundry room with additional storage, and a private balcony with a BBQ GAS HOOKUP add exceptional functionality and outdoor living. Ideally located just minutes from schools, parks, shopping, restaurants, Stoney Trail, Deerfoot Trail, Calgary International Airport, and downtown Calgary. Skyview Ranch Park is just steps away, with nearby transit and walking and cycling pathways completing the perfect blend of comfort, convenience, and lifestyle.