



GRASSROOTS
REALTY GROUP

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4304, 155 Skyview Ranch Way NE
Calgary, Alberta

MLS # A2332487



\$240,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Cork, Vinyl
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	Closet Organizers, Open Floorplan, Stone Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 467
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: N/A

Welcome to this spacious 2 bedroom, 2 bathroom condo offering over 830sf of thoughtfully designed living space in the sought-after community of Skyview Ranch. With an excellent layout, generous room sizes, and EXCEPTIONAL STORAGE throughout, this home is perfect for first-time buyers, downsizers, or investors alike. The kitchen is both stylish and functional, featuring a convenient BREAKFAST BAR and FLOOR TO CEILING CABINETRY, maximizing storage without sacrificing space. The open-concept living area is finished with DURABLE CORK FLOORING, valued for its comfort underfoot, resilience, and sound reducing qualities. Large windows in the living room and both bedrooms flood the home with natural light, creating a bright and welcoming atmosphere. The spacious primary retreat offers a walk-through closet with DUAL HIS & HERS CLOSETS leading to a private 4 PIECE ENSUITE, while the second bedroom is also generously sized and conveniently located near the main bathroom. Storage is one of this home's standout features, including a WALK-IN FRONT ENTRY CLOSET complete with built-in organizers for coats, shoes, cleaning supplies, and more. An additional closet off the kitchen provides the perfect space for a pantry, or even extra wardrobe space. You'll also appreciate the convenience of IN-SUITE LAUNDRY. Step outside onto your private balcony complete with a BBQ GAS LINE, the perfect place to enjoy your morning coffee or unwind with an evening drink. This well-managed, PET-FRIENDLY BUILDING (with board approval) offers added peace of mind. The unit also includes TITLED UNDERGROUND PARKING with a private STORAGE LOCKER located directly in front of the stall, making it incredibly convenient for storing seasonal items, tires, sporting equipment, and more. Ideally located close to parks, shopping,

restaurants, schools, public transit, and major roadways, this move-in-ready condo combines comfort, convenience, and exceptional value in one fantastic package. Call your favourite Realtor for a private viewing today!