

**4306, 155 Skyview Ranch Way NE**  
**Calgary, Alberta**

**MLS # A2162434**



**\$300,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Stone Counters, Storage		

**Inclusions:** n/a

Find out why Skyview Ranch is a great place to call home! This 2-bedroom, 2-bathroom third-floor unit in SkyWest built by Truman Homes is close to shopping, schools, major roads, and Calgary's bustling international airport. There is a lot to love about this condo. It has just been repainted and has updated vinyl plank flooring. The kitchen features stainless steel appliances, stone counters, and a large eating bar and is open to both the dining area and the spacious living room. The primary bedroom has a 4-piece ensuite and double closets. The second bedroom is found on the other side of the unit (perfect for roommates) as is the second 4-piece bathroom. Rounding out this great condo is a large storage room in the unit and titled underground parking with a storage cage. The building itself is well-kept with reasonable condo fees and free visitor parking. Don't miss out - book a showing today!