

5205, 155 Skyview Ranch Way NE  
Calgary, Alberta

MLS # A2216487



# \$290,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)       |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit              |               |                   |
| <b>Size:</b>     | 833 sq.ft.                               | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Boiler   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Cork, Laminate                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 406 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame               | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Stone Counters |                   |        |

**Inclusions:** Five stage Reverse Osmosis Drinking Water system

This move-in-ready 2-bedroom, 2-full-bathroom condo in SkyWest Condominiums offers 833 sq/ft of thoughtfully upgraded living space. Featuring a sun-filled west-facing balcony with distant mountain views, this unit combines premium finishes with exceptional functionality in Calgary's convenient Skyview Ranch community. Exceptional Features: Heated underground secured parking with additional storage In-unit large capacity steam washer and dryer Five-stage reverse osmosis drinking water system in kitchen West-facing balcony with afternoon sun and mountain views BBQ-ready balcony with permanent natural gas hookup - entertain effortlessly year-round Unique cork flooring in living areas with plush carpet in bedrooms Two full 4-piece bathrooms including primary ensuite Modern Conveniences: Upgraded kitchen with ample cabinetry and modern appliances Prime location steps from Costco, Walmart, and Skyview Retail Immediate access to Stoney Trail and Deerfoot Trail