

**3111, 155 Skyview Ranch Way NE**  
**Calgary, Alberta**

**MLS # A2228476**



**\$217,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	576 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 295
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

**GORGEOUS & WELCOMING UNIT | QUARTZ COUNTERTOPS | INSUITE LAUNDRY |** Welcome to this charming and well-maintained one-bedroom, one-bathroom condominium with a thoughtfully designed living space. As you enter the unit, you will be welcomed by the spacious, open-concept main living area, which creates a truly seamless flow for everyday living. The kitchen features stainless steel appliances and sleek quartz countertops, making entertaining around the breakfast bar an ease. The bright living room opens onto a cozy, covered patio. The sizable primary bedroom offers a walk-in closet with ample space. The lovely 4-piece bathroom has quartz countertops and extra storage. The unit features the ease of in-suite laundry. Located on the main floor, this unit provides easy access to an outdoor parking stall just steps from your front door—perfect for everyday convenience or taking a furry family member for a walk. This unit has had no pets or smokers live here. Situated within a quiet, friendly, and secure complex that has been carefully looked after. Just outside your door, you’ll find a small shopping area that makes quick errands effortless. The location also offers unbeatable connectivity to Stoney Trail, Metis Trail, Deerfoot Trail, Country Hills Boulevard, and Calgary International Airport. CrossIron Mills is just a short drive away, making shopping and entertainment a breeze. The neighbourhood has seen significant growth over the past decade and is on track to become even more desirable, with future plans for a CTrain station and continued development. Whether you’re a first-time buyer, downsizer, or investor, this is a wonderful opportunity to own a home in a welcoming community with strong long-term potential.