1311, 155 Skyview Ranch Way NE
Calgary, Alberta

MLS # A2277220

$275,000

Division:	Skyview Ranch
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	903 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Secured, Titled
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Hot Water, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 474
Basement:	-	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions:	N/A

This contemporary corner unit offers 903 square foot of stylish living space with 2 bedrooms, 2 bathrooms and panoramic south-west exposure. Step out onto the balcony, complete with gas BBQ line and enjoy the stunning mountain views. Fresh laminate flooring and an open-concept design create a modern, airy feel that's filled with natural light throughout the day. The contemporary kitchen features dark-stained cabinetry, tiled backsplash, granite counter, and stainless steel appliances. The spacious primary bedroom includes a walk-through closet leading to a 4 piece ensuite, while the second bedroom and full bathroom provide flexibility for guests or a home office. The two bedrooms are thoughtfully positioned on opposite sides of the condo for added privacy - please see the included floor plan for full layout. Additional highlights include in-suite laundry, titled heated underground parking with a storage locker conveniently located directly in front of the the stall. Perfectly located with easy access to Stoney and Deerfoot Trail, just minutes from the airport and Cross Iron Mills, plus shopping, parks, schools, and everyday amenities nearby - including a bus stop right on the street. This move-in ready condo is available for immediate possession. It blends comfort, convenience and incredible views - a fantastic place to call home. Be sure to take time to explore the 3D virtual tour.