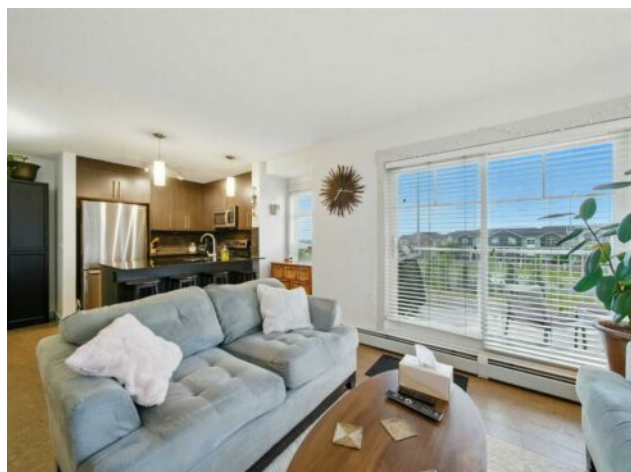


5309, 155 Skyview Ranch Way NE
Calgary, Alberta

MLS # A2230964



\$289,982

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	911 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Outside, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: NA

TOP-FLOOR CORNER UNIT | 2 Bedrooms | 2 Bathrooms | 2 Parking Stalls + Storage | Turn-Key Living! Welcome to this bright and stylish penthouse condo, offering an exceptional blend of comfort, convenience, and natural light with a private covered patio with Mountain Views! As a top-floor, corner unit, this home benefits from expansive windows on two sides, filling the space with sunshine throughout the day. The open-concept layout features beautiful cork flooring and a sleek, modern kitchen complete with granite countertops, a breakfast bar, and stainless steel appliances—perfect for both everyday living and entertaining. The spacious primary bedroom includes double closets and a private 4-piece ensuite with a granite vanity and vessel sink. A 2nd bedroom and full bathroom, in-suite laundry (brand new washer & dryer), and plenty of storage. 2 titled parking stalls—one underground with an adjacent storage locker and one surface spot. A private, covered balcony. Well-managed building in a growing community. Just steps from nearby shopping, and with quick access to major routes like Stoney Trail, Metis Trail, and Deerfoot Trail, you're never far from where you need to be. Calgary International Airport and CrossIron Mills are both a short drive away. This home is ideal for first-time buyers, downsizers, or investors looking for a low-maintenance lifestyle in a rapidly developing neighborhood with exciting future infrastructure plans, including a proposed CTrain station.