

**6407, 155 Skyview Ranch Way NE**  
**Calgary, Alberta**

**MLS # A2235400**



**\$299,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

**OP FLOOR | CORNER UNIT | UNDERGROUND PARKING | PARKADE STORAGE** &mdash; This spacious and modern 909 sq. ft. 2-bedroom, 2-bathroom top-floor corner unit offers a smart, functional layout with the entrance tucked away for added privacy, separated bedrooms, and a dedicated laundry room with extra storage. You'll be welcomed by modern paint tones, stylish trim and doors, and an open-concept kitchen, dining, and living space. The kitchen features stainless steel appliances, granite countertops, and an eat-up bar, while the dining area is enhanced by an upgraded designer light. The bright and airy living room accommodates two couches comfortably and is filled with natural light thanks to its two walls of windows. The primary suite includes walk-through his-and-hers closets and a 4-piece ensuite, while the second bedroom is also generously sized to fit a queen or king bed. Additional upgrades include fresh paint, brand new bathroom light fixtures, and a new microwave hood fan. Quiet and private, this end unit is just steps from the elevator, and the underground parking stall is conveniently located nearby. Situated in the newer NE community of Skyview Ranch, you'll enjoy peaceful walking paths, ponds, a nearby K&dash;9 school, and quick access to Stoney Trail, Deerfoot Trail, Calgary Airport, and major shopping like Costco, Lowe's, and CrossIron Mills&mdash;all just 20 minutes from downtown Calgary.