

**5202, 155 Skyview Ranch Way NE**  
**Calgary, Alberta**

**MLS # A2167037**



**\$329,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	906 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<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>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** n/a

Discover your perfect home in this beautifully maintained 2-bedroom, 2-bathroom corner unit in the desirable Skyview community of Northeast Calgary. Boasting over 900 square feet of living space, this condo features a stylish feature wall in the living room, a modern kitchen with ample storage, and an 80 sqft west-facing balcony facing the green space. With 2 titled parking spaces, an assigned locker, and convenient access to the fire exit and elevator, this unit offers both comfort and practicality. The east-facing front door ensures added privacy and a peaceful entrance. Nestled in an exclusive three-story building, distinct from the four-story buildings in the complex, this home promises a quieter, more intimate living experience. Perfectly situated within walking distance to a gas station, schools, playgrounds, and all other amenities, this location offers unparalleled convenience. Meticulously maintained and move-in ready, this exceptional condo is waiting for you. Don't miss out on making this your new home—schedule a viewing today!