

**5111, 155 Skyview Ranch Way NE  
Calgary, Alberta**

**MLS # A2184537**



**\$309,999**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	838 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade		
<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>	\$ 406
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters		

**Inclusions:** N/A

Modern 2-Bed, 2-Bath Condo in Skyview Ranch. This bright, well-maintained main-floor unit offers a stylish open concept with cork flooring throughout. The kitchen features granite countertops, stainless steel appliances, custom cabinetry, and a wrap-around island—ideal for both cooking and entertaining. The spacious master suite includes walk-through double closets and a private 4-piece ensuite. The second bedroom, located on the opposite side of the unit, is perfect for a home office, guest room, or workout space. Additional features include in-suite laundry, ample storage, underground heated parking, and visitor parking. The complex is pet-friendly (dogs and cats up to 40 lbs) and offers easy access to YYC, Stoney Trail, Deerfoot, and NE LRT, with amenities just steps away. With its main-floor location, this condo is highly accessible for seniors and those with mobility challenges. The sliding patio door provides convenient outdoor access for deliveries, including Skip and other services. Exceptional value and pride of ownership are evident throughout.