

# \$294,655 - 4209, 155 Skyview Ranch Way Ne, Calgary

MLS® #A2228855

**\$294,655**

2 Bedroom, 2.00 Bathroom, 904 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this Stunning 2-bedroom, 2-bathroom Corner END Unit condo, located in the heart of a vibrant community of skyview. Perfect for 1ST-Time homebuyers and investors alike, this home offers a rare combination of comfort, convenience, and style. Step inside and be greeted by a spacious and well-designed interior. The Open Concept plan of living area is bathed in natural SUNLIGHT, creating an inviting atmosphere that's™ perfect for both relaxation and entertaining. Enjoy your morning coffee or unwind after a long day on the PRIVATE BALCONY, where you can take in views of the surrounding neighborhood. Both bedrooms are generously sized, providing ample space for rest and relaxation. The master bedroom features an en-suite bathroom, offering a touch of luxury and privacy. The second bathroom, ensures ultimate convenience for family members or guests. Location is truly unbeatable. Walking distance to School, plaza, bus stop, parks and more. For added peace of mind, this condo comes with both a Stalled parking(Infront of condo) and underground parking, ensuring your vehicle is always safe and accessible. Don't miss the opportunity to own this incredible home in a prime location—ideal for a variety of lifestyles and investment opportunities! Call your favorite realtor to book your showings.

Built in 2013



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228855          |
| Price          | \$294,655         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 904               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 4209, 155 Skyview Ranch Way Ne |
| Subdivision | Skyview Ranch                  |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 0L4                        |

## Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Parking            |
| Parking Spaces | 2                  |
| Parking        | Stall, Underground |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Breakfast Bar, No Animal Home, Open Floorplan, Quartz Counters  |
| Appliances        | Refrigerator, Window Coverings, Electric Range, Microwave Hood Fan, Washer/Dryer |
| Heating           | Baseboard                                                                        |
| Cooling           | None                                                                             |
| # of Stories      | 4                                                                                |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                     |
| Construction      | Concrete, Vinyl Siding, Wood Frame, Stone |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 104             |
| Zoning         | M-2             |
| HOA Fees       | 75              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.