

5309, 155 Skyview Ranch Way NE  
Calgary, Alberta

MLS # A2230964



**\$289,982**

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

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

**Inclusions:** NA

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, 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.