

# \$255,000 - 4310, 155 Skyview Ranch Way Ne, Calgary

MLS® #A2250518

**\$255,000**

2 Bedroom, 2.00 Bathroom, 833 sqft

Residential on 0.00 Acres

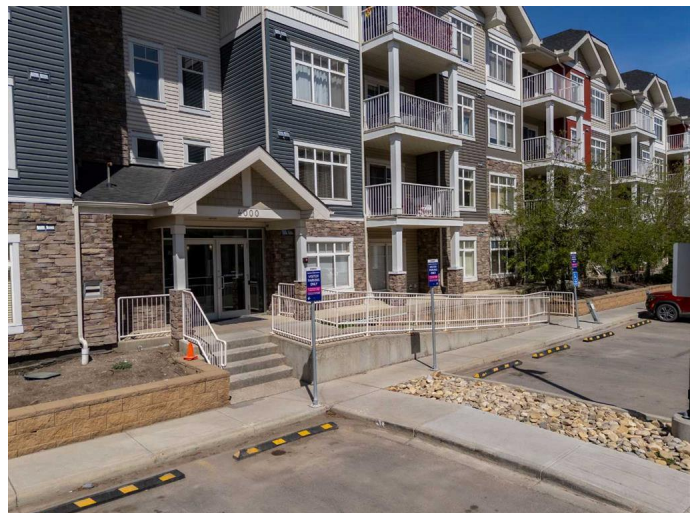
Skyview Ranch, Calgary, Alberta

This SOUTH-FACING BALCONY offers a bright, comfortable, and modern living space packed with desirable features. With 2 BEDROOMS & 2 FULL BATHROOMS, there's plenty of room to relax, entertain, or work from home. Lovingly maintained by the ORIGINAL OWNER, this unit shows pride of ownership throughout.

As you step inside, you'll be greeted by an open-concept layout filled with natural light, thanks to its south orientation. The kitchen features STAINLESS APPLIANCES, while the IN-SUITE LAUNDRY with a stackable washer and dryer adds everyday convenience. You'll also appreciate the large IN-SUITE STORAGE ROOM and an ADDITIONAL STORAGE cage located in front of the TITLED PARKING STALL, offering plenty of space for seasonal items or gear. CEILING FANS in both the primary bedroom and dining/kitchen areas help keep the unit cool and comfortable during warmer months.

Parking is a breeze with 1 TITLED UNDERGROUND STALL, plus ample VISITOR PARKING and the option to lease surface parking if needed.

Located in the vibrant community of Skyview Ranch, you'll enjoy access to parks, playgrounds, green spaces, and walking and biking paths just steps from your door. For shopping, dining, and entertainment,



CrossIron Mills is only a short drive away,  
offering a wide variety of options.

Commuting is convenient with easy access to  
Stoney Trail and Calgary International Airport,  
making travel in and out of the city quick and  
efficient.

Don't miss your chance to own this  
well-appointed condo in a thriving community...  
A perfect place to call home!

Built in 2013

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250518          |
| Price          | \$255,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 833               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 4310, 155 Skyview Ranch Way Ne |
| Subdivision | Skyview Ranch                  |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 0L4                        |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Storage, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Secured, Titled, Underground, Gated   |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Open Floorplan, Pantry, Storage           |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Range |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 79                |
| Zoning         | M-2               |
| HOA Fees       | 73                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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.