

# \$317,999 - 2307, 155 Skyview Ranch Way Ne, Calgary

MLS® #A2201258

**\$317,999**

2 Bedroom, 2.00 Bathroom, 847 sqft  
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

OPEN HOUSE SATURDAY, APRIL 10 FROM  
1-3 PM\*\*\*\*END UNIT | WEST-FACING  
BALCONY | TWO TITLED OUTDOOR  
PARKING STALLS

Welcome to this bright and spacious 2-bedroom, 2-bathroom freshly painted end unit in the highly sought-after Skyview Ranch community. Designed for both comfort and functionality, the open-concept layout seamlessly connects the kitchen, dining area, and living room.

The modern kitchen boasts quartz countertops, stainless steel appliances, and ample cabinetry, making it perfect for cooking and entertaining. Durable vinyl plank flooring adds warmth and style throughout the main living area.

The master bedroom features a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is generously sized—ideal for guests or a home office. A second 4-piece bathroom and in-suite laundry complete this unit.

Step outside to your west-facing balcony, an excellent spot to unwind and enjoy the fresh air. This unit comes with two titled outdoor parking stalls and plenty of visitor parking.

Located in a pet-friendly building, this home is close to shopping, transit, parks, and schools,



with easy access to Stoney Trail and Deerfoot Trail.

Built in 2012

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2201258          |
| Price          | \$317,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 847               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 2307, 155 Skyview Ranch Way Ne |
| Subdivision | Skyview Ranch                  |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 6L2                        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Park, Secured Parking, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Parkade   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan   |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| # of Stories      | 4  |
| Basement          | None   |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 38               |
| Zoning         | M-2              |
| HOA Fees       | 79               |
| HOA Fees Freq. | ANN              |

## Listing Details

Listing Office          Diamond Realty & Associates LTD.

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.