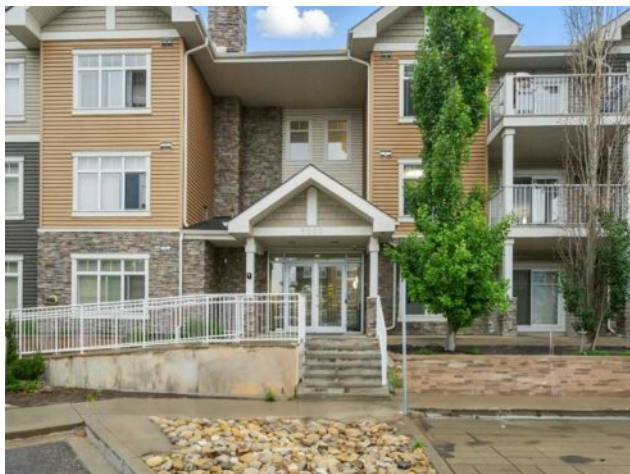**DON'T GAMBLE WITH YOUR HOME.**
RE/MAX **JACK**
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

5309, 155 Skyview Ranch Way NE
Calgary, Alberta

MLS # A2230964

$284,000

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

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

Inclusions:	NA

Welcome to this bright and stylish penthouse-level condo, offering the perfect blend of comfort, convenience, and natural light. Enjoy mountain views from your private, covered balcony in this rare top-floor corner unit, where expansive windows on two sides flood the space with sunshine all day long. Designed with modern living in mind, the open-concept layout features beautiful cork flooring and a sleek kitchen equipped with granite countertops, a breakfast bar, and stainless steel appliances—ideal for both everyday use and entertaining. The spacious primary bedroom includes double closets and a private 4-piece ensuite with a granite vanity and vessel sink. A second bedroom, full bathroom, and in-suite laundry with a brand-new washer & dryer complete the home, along with ample storage throughout. You’ll also enjoy 2 titled parking stalls—1 underground with an adjacent storage locker, and 1 surface stall—offering flexibility and convenience. Located in a well-managed building within a fast-growing community, this home is just steps to shopping, with quick access to Stoney Trail, Metis Trail, and Deerfoot Trail. Both Calgary International Airport and CrossIron Mills are just a short drive away. Whether you're a first-time buyer, downsizer, or investor, this is a fantastic opportunity for turn-key, low-maintenance living in a community poised for future growth, including a proposed CTrain station.