

# \$330,000 - 2307, 155 Skyview Ranch Way Ne, Calgary

MLS® #A2201258

**\$330,000**

2 Bedroom, 2.00 Bathroom, 847 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

END UNIT | WEST-FACING BALCONY | TWO  
TITLED OUTDOOR PARKING STALLS

Welcome to this bright and spacious 2-bedroom, 2-bathroom 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. Currently rented for \$2,100 + electricity, making it a fantastic investment opportunity!



Built in 2012

### Essential Information

MLS® #	A2201258
Price	\$330,000
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	21
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.