

# \$217,000 - 3111, 155 Skyview Ranch Way Ne, Calgary

MLS® #A2228476

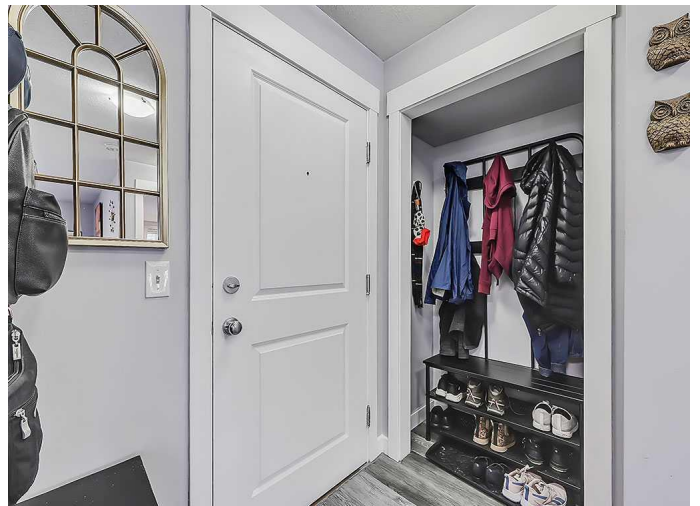
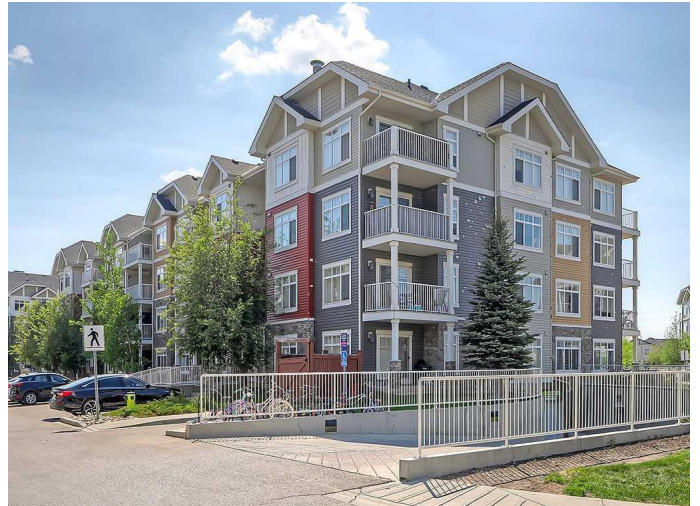
## \$217,000

1 Bedroom, 1.00 Bathroom, 576 sqft  
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

GORGEOUS & WELCOMING UNIT | QUARTZ COUNTERTOPS | INSUITE LAUNDRY | Welcome to this charming and well-maintained one-bedroom, one-bathroom condominium with a thoughtfully designed living space. As you enter the unit, you will be welcomed by the spacious, open-concept main living area, which creates a truly seamless flow for everyday living. The kitchen features stainless steel appliances and sleek quartz countertops, making entertaining around the breakfast bar an ease. The bright living room opens onto a cozy, covered patio. The sizable primary bedroom offers a walk-in closet with ample space. The lovely 4-piece bathroom has quartz countertops and extra storage. The unit features the ease of in-suite laundry. Located on the main floor, this unit provides easy access to an outdoor parking stall just steps from your front door—perfect for everyday convenience or taking a furry family member for a walk. This unit has had no pets or smokers live here.

Situated within a quiet, friendly, and secure complex that has been carefully looked after. Just outside your door, you™ll find a small shopping area that makes quick errands effortless. The location also offers unbeatable connectivity to Stoney Trail, Metis Trail, Deerfoot Trail, Country Hills Boulevard, and Calgary International Airport. CrossIron Mills is just a short drive away, making shopping and entertainment a breeze.



The neighbourhood has seen significant growth over the past decade and is on track to become even more desirable, with future plans for a CTrain station and continued development. Whether you're a first-time buyer, downsizer, or investor, this is a wonderful opportunity to own a home in a welcoming community with strong long-term potential.

Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228476          |
| Price          | \$217,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 576               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 3111, 155 Skyview Ranch Way Ne |
| Subdivision | Skyview Ranch                  |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 0L6                        |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Elevator(s), Gazebo, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Plug-In, Stall                       |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                               |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 10             |
| Zoning         | M-2            |
| HOA Fees       | 86             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.