



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**5205, 155 Skyview Ranch Way NE**  
**Calgary, Alberta**

**MLS # A2216487**



**\$290,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	833 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Stone Counters		

**Inclusions:** Five stage Reverse Osmosis Drinking Water system

This move-in-ready 2-bedroom, 2-full-bathroom condo in SkyWest Condominiums offers 833 sq/ft of thoughtfully upgraded living space. Featuring a sun-filled west-facing balcony with distant mountain views, this unit combines premium finishes with exceptional functionality in Calgary's convenient Skyview Ranch community. Exceptional Features: Heated underground secured parking with additional storage In-unit large capacity steam washer and dryer Five-stage reverse osmosis drinking water system in kitchen West-facing balcony with afternoon sun and mountain views BBQ-ready balcony with permanent natural gas hookup - entertain effortlessly year-round Unique cork flooring in living areas with plush carpet in bedrooms Two full 4-piece bathrooms including primary ensuite Modern Conveniences: Upgraded kitchen with ample cabinetry and modern appliances Prime location steps from Costco, Walmart, and Skyview Retail Immediate access to Stoney Trail and Deerfoot Trail