

**1115, 181 Skyview Ranch Manor NE**  
**Calgary, Alberta**

**MLS # A2224100**



**\$279,500**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage

**Inclusions:** All Window Coverings, Garage Door Remote

**OPEN HOUSE: SATURDAY, AUGUST 2 - 2:00 TO 4:00PM.** Welcome to Skyview Ranch, where comfort meets convenience! This stunning 2-bedroom, 1-bathroom main floor corner unit offers the ultimate blend of style, functionality, and accessibility. With its main floor location, you'll love the convenience of stepping directly outside from your suite, no elevators or stairs required! Inside, enjoy modern finishes like quartz countertops, stainless steel appliances, and durable vinyl plank flooring. Large windows throughout flood the space with natural light, making it exceptionally bright and inviting. The open-concept design flows seamlessly, creating a warm and spacious atmosphere. This unit also includes in-suite laundry, underground titled parking, and extra storage, ensuring all your needs are met. Step out onto your sunny patio, perfect for morning coffee or unwinding after a long day. The building's amenities are second to none, featuring a fitness center, an amenity room, a secure bike storage room, a community garden, visitor parking, and even a dog run for your furry friends. Situated just moments from shopping, schools, and public transit, this condo combines modern living with unmatched convenience. Whether you're a first-time buyer, downsizing, or seeking a low-maintenance lifestyle, this is a property you won't want to miss. Book your showing today and discover your new home!