

**1307, 181 Skyview Ranch Manor NE**  
**Calgary, Alberta**

**MLS # A2244631**



**\$264,999**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 852 sq.ft.                         | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                           |                   |        |
|--------------------|-------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                           | <b>Condo Fee:</b> | \$ 448 |
| <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> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage |                   |        |

**Inclusions:** N/A

Welcome to your new home in the vibrant community of Skyview Ranch! This beautifully maintained 2-bedroom, 1-bathroom condo offers 850+ sq. ft. of comfortable and modern living space with an open-concept layout designed for both functionality and style. Step inside to find a spacious living room filled with natural light from large windows, a dedicated dining area perfect for entertaining, and a private balcony where you can relax and enjoy the outdoors. Both bedrooms feature windows, enhancing the home's bright and airy feel throughout the day. The upgraded kitchen is a standout with stainless steel appliances, quartz countertops, and ample cabinet space, making meal prep a breeze. A combination of durable vinyl plank flooring and cozy carpet adds comfort and style throughout the unit. Enjoy the convenience of in-suite laundry with extra storage space for all your needs. Included is a heated underground parking stall—no more brushing snow off your car in Calgary's winters! This well-managed complex also offers a fully equipped gym and recreation room, ideal for staying active and social without leaving home. Pet-friendly with board approval, making it perfect for animal lovers. Located just steps from schools, parks, shopping, and transit, this home offers the perfect balance of convenience and community. Don't miss your chance to own this incredible condo—book your private showing today!