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1316, 181 Skyview Ranch Manor NE  
Calgary, Alberta

MLS # A2206814



\$289,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Leased, Off Street, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Stone Counters, Storage, Vinyl Windows		

Inclusions: key FOB/ Garage Opener

Welcome to this stunning corner unit apartment located in the vibrant and family-friendly community of Skyview Ranch in NE Calgary. Featuring 2 spacious bedrooms, 1 full bathroom, and a rare 2 parking spots (one titled underground and one leased surface stall), this home offers incredible value and convenience. Step inside to discover an open-concept layout with a modern kitchen that boasts quartz countertops, sleek cabinetry, and stainless steel appliances. The adjacent dining area is impressively spacious&mdash;perfect for entertaining. The bright and airy living room is filled with natural light from large south-facing windows and leads out to a private balcony&mdash;ideal for relaxing or enjoying your morning coffee. Both bedrooms feature large windows and their own closets, offering natural light and ample storage space. A 4-piece bathroom serves the entire unit, and in-suite laundry adds to the everyday convenience. This well-maintained complex also features desirable amenities like a party room, fully equipped gym, picnic areas, and ample visitor parking. With easy access to Metis Trail, Stoney Trail, and public transit, commuting is a breeze. Enjoy close proximity to parks, playgrounds, schools, shopping plazas, Costco, CrossIron Mills, restaurants, and more! Whether you're a first-time homebuyer or a savvy investor, this home checks most of the boxes. Don't miss out&mdash;book your private showing today!