

**3420, 181 Skyview Ranch Manor NE  
Calgary, Alberta**

**MLS # A2271079**

**\$270,000**



<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	836 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 436
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

**TOP FLOOR | CORNER UNIT | 2 BEDROOMS | TITLED UNDERGROUND PARKING!** Welcome to this stunning top-floor corner unit in the highly desirable McCall Landing community of Skyview Ranch! Thoughtfully designed with a bright, open layout, this home blends modern style with exceptional functionality. The spacious living area is flooded with natural light from large windows and opens onto a private balcony perfect for relaxing or enjoying your morning coffee. A designated dining area comfortably fits a 6-piece dining set, offering a true home-style layout rarely found in condo living. The upgraded kitchen features quartz countertops, sleek tile backsplash, contemporary cabinetry, and stainless steel appliances, making it an ideal space for cooking and entertaining. Durable vinyl plank flooring runs throughout the main areas, while plush carpet in the living room and bedrooms adds warmth and comfort. Enjoy the convenience of in-suite laundry with side by side washer and dryer, generous storage, and a titled underground parking stall, ensuring comfort and security year-round. As a resident of McCall Landing, you'll have access to an impressive array of amenities, including a fully equipped fitness centre, recreation/party room, bike storage, and a vibrant community centre with an outdoor picnic area and dog run, perfect for pet owners (pets allowed with board approval). This well-managed, pet-friendly complex offers unmatched value, comfort, and community. Experience modern living in Skyview Ranch and make this beautiful condo your next home!