

**1316, 181 Skyview Ranch Manor NE**  
**Calgary, Alberta**

**MLS # A2206814**



**\$289,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 448
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!