



GRASSROOTS
REALTY GROUP

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1107, 181 Skyview Ranch Manor NE
Calgary, Alberta

MLS # A2245062



\$197,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	594 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Leased, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	-	LLD:	-
Exterior:	Asphalt, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance		

Inclusions: N/A

Welcome Home to McCall Landing nestled in the heart of Skyview Ranch! This beautiful GROUND FLOOR 1-BED and 1-BATH Dream Home offers the perfect blend of comfort, convenience, and modern style. You'll love the additional Private Entrance, giving you easy access without the need for elevators or common hallways — perfect for pet owners, groceries, or just coming and going with ease. Step Inside, to the bright and OPEN-CONCEPT layout, filled with tons of natural light. The Chef's Gourmet kitchen features QUARTZ countertops, fully upgraded STAINLESS STEEL appliances, and stylish VINYL PLANK flooring throughout with the mixed combination of carpet in Bedroom and ceramic tiles in the 4-pce bathroom. Enjoy the comfort of in-suite laundry room with extra storage space that can be used as PANTRY and your own PRIVATE PATIO — great for morning coffee or evening relaxation. Additional perks include, LOW CONDO FEE*** WITH 1 PARKING STALL Included*** # 25 and SECURE BIKE STORAGE, plus access to McCall Landing's energy-efficient amenities like a FITNESS CENTRE and RECREATION ROOM. You're also just minutes away from METIS TRAIL, STONEY TRAIL, transit, SKYVIEW shopping center, and everything you need for daily life. Whether you're a first-time buyer, investor, or looking to simplify, this well-kept condo is ready to welcome you home. Don't miss your opportunity — book your private showing today!