



GRASSROOTS
REALTY GROUP

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2411, 181 skyview ranch Manor
Calgary, Alberta

MLS # A2248244



\$334,999

| | | | |
|-----------|------------------------------------|--------|------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 907 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 472 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Quartz Counters, Storage | | |

Inclusions: none

This top-floor unit is the perfect starter home—affordable, practical, and a smart investment for future equity. Enjoy open views from the private balcony, a well-designed kitchen, and a bright, inviting living space. The home includes two spacious bedrooms with ample closet storage and a versatile den that works beautifully as a home office or study. For added convenience, there's a laundry room plus two parking spots—one titled underground heated stall and one leased stall. Residents can also take advantage of the clubhouse, complete with a recreation room and fitness centre. With shopping, restaurants, and amenities all close by, this home offers an ideal mix of comfort, convenience, and value.