



**2308, 181 Skyview Ranch Manor NE  
Calgary, Alberta**

**MLS # A2288272**



**\$249,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	899 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Insulated, Owned, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Close to Clubhouse, Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 460
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Cement Fiber Board, Concrete, Vinyl Siding, Wood Fram	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, See Remarks, Storage		

**Inclusions:** N/A

Welcome home to this inviting 2 bedroom plus den, 1 bath, 3rd floor condo in Skyview! This amazing condo features quartz countertops, stainless steel appliances, and an open layout filled with ample amounts of natural light from its large south facing windows. The home offers a comfortable blend of modern finishes and everyday practicality, making it an excellent choice for first time home buyers, investors, and downsizers alike! Ideally located near grocery stores, transit, and key amenities as well as just minutes from Stoney Trail and the Calgary International Airport this unit provides exceptional convenience for everyone. You will also enjoy a titled underground parking stall, along with access to a private fitness center, recreation room, a private dog run and a community garden where you can grow your own fruits and vegetables. Pets are permitted with certain size restrictions. A bright and welcoming condo in a growing community, ready to move in and enjoy. Book your showing today!