



**3413, 181 Skyview Ranch Manor NE
Calgary, Alberta**

MLS # A2295512



\$275,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	None, See Remarks
Features:	Granite Counters, Separate Entrance, Tankless Hot Water		

Inclusions: Dishwasher-Built-In, Dryer, Range Hood, Refrigerator, Stove-Electric, Washer, Window Coverings-All

WELCOME to this Top floor 2 bedroom condo in a 4 storey high apartment building. The impressive noise reducing features include triple pane windows and floor & wall assemblies engineered to provide top rated soundproofing. This spacious unit 839 sqft boasts an open floor plan with contemporary island kitchen, with white quartz countertops, stainless steel appliances and laminate flooring. The Dining space is ideal for entertaining family and friends. Abundance of storage including large laundry room with washer and dryer. The garden door opens to the large covered South facing balcony with ample space for relaxing and year round BBQ's. SOUTH FACING BALCONY MEANS SUN LIGHT THE WHOLE DAY. BUILDING COMPLEX FEATURES THE ENTERTAINMENT FACILITY WHICH INCLUDES THE FITNESS GYM AND PARTY HALL WITH FULL KITCHEN THAT HAS A GATHERING CAPACITY UPTO 25 PERSONS . The titled, heated underground parking and 35 plus visitor parking stalls completes this lovely home. Enjoy an affordable carefree lifestyle. Near by Amenities Includes various shopping plazas including restaurants, Dollar store, and Gas stations, Combined Primary and secondary School is at the walking distance, Calgary International Airport is 10 minutes away. Building complex also features Bicycle storage, fenced pet play area and vegetable grow garden which includes elevated grow beds.