



**2210, 181 Skyview Ranch Manor NE
Calgary, Alberta**

MLS # A2296762



\$249,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 897 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 448 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan | | |

Inclusions: N/A

Welcome to McCall Landing in the vibrant, family-friendly community of Skyview Ranch! This well-designed 2-bedroom apartment offers 897 sq ft of comfortable living space on the 2nd floor—perfect for first-time buyers, young professionals, or savvy investors. Step inside and discover a bright open-concept layout thoughtfully designed to maximize space and functionality. The large Living room with abundant natural light leads to your private North-facing balcony—perfect for enjoying fresh air and relaxation. The U-shaped Kitchen features quartz countertops, breakfast bar for casual dining, stainless steel appliances, and ample cabinetry for excellent storage. Adjacent is the generous Dining room, providing plenty of space for family meals and entertaining. Two well-sized bedrooms and a 4-piece bathroom with quartz countertops offer comfortable accommodations for family or guests. An in-suite Laundry room adds everyday convenience. This unit includes an assigned parking stall conveniently located right in front of the building entrance. Residents enjoy access to a fitness center and visitor parking for guests. Located in Skyview Ranch, one of Calgary's most vibrant and rapidly growing communities in the Northeast. Just steps from shopping, dining, schools, parks, and public transit, with the #145 bus providing direct access to the C-Train station. Close proximity to Country Hills Superstore, T&T Supermarket, Walmart, Creekside Shopping, Deerfoot Trail, Stoney Trail, and Calgary International Airport. This is a fantastic opportunity to own an affordable, move-in ready home in one of Calgary's most convenient and family-friendly communities!