



**3212, 181 Skyview Ranch Manor NE
Calgary, Alberta**

MLS # A2298514



\$275,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	905 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Step into this bright, open-concept sanctuary where modern comfort meets an amenity-rich lifestyle at McCall Landing. This meticulously maintained home welcomes you with a seamless blend of durable laminate flooring and plush carpet, elevated by a suite of upgrades that truly set it apart. The kitchen features upgraded new backsplash, a gourmet sink, and sleek high-arc faucets. The bathroom is refreshed with a new bathtub and contemporary fixtures. Designer lighting throughout the dining, living, and sleeping areas creates a warm, sophisticated ambience, while smart storage solutions; including integrated laundry shelving and expanded closet systems in both bedrooms. Your morning coffee will taste better on the private balcony where unobstructed views offer a peaceful escape from the city bustle. Peace of mind is built right in with triple-pane windows and advanced noise-reduction engineering in the floors and walls, making this one of the quietest buildings in the Northeast. Beyond your front door, the McCall Landing advantage gives you exclusive access to a private fitness centre, a vibrant community lounge for hosting, a community garden with dedicated grow beds, and even a fenced dog run for your furry companions. Complete with a heated underground parking spot and seamless access to Stoney Trail, the Airport, and the diverse shops of Skyview, this move-in-ready gem is the perfect opportunity for those who refuse to compromise on quality. Book your showing today!