



**GRASSROOTS**  
REALTY GROUP

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4417, 181 Skyview Ranch Manor NE  
Calgary, Alberta

MLS # A2119511



**\$342,900**

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	905 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions:	N/A
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Top Floor Unit | 2 Parking Stalls - Underground Titled & Surface Assigned | 2-Bedrooms | 1-Bathroom | Open Floor Plan | Quartz Countertops | Stainless Steel Appliances | Breakfast Bar | In-suite Laundry | In-Suite Storage | Balcony. Welcome to your new apartment, perfect for first time home buyers or investors! The unit is 905 Sqft with an open floor plan living area that is both spacious and welcoming. The kitchen is finished with quartz countertops, ample cabinet storage, stainless steel appliances, and a breakfast bar for barstool seating. The living room features sliding glass doors to a balcony great for outdoor dining. The dining room is a great size and can easily fit a 6pc dinner table! Both the primary and 2nd bedroom are great sized with closet storage. These share the main 4pc bathroom featuring a tub/shower combo and single vanity with storage under the sink. This unit has in suite storage which is great for seasonal items or as a walk-in closet. The storage room holds the laundry with a side by side washer/dryer set. The underground parkade is heated making this an added bonus. There is ample visitor parking close to the entrance. Come view this unit and make it your home!