



**2103, 181 Skyview Ranch Manor NE  
Calgary, Alberta**

**MLS # A2150880**



**\$265,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	588 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** None

Welcome to McCall Landing at Skyview Ranch, where comfort and convenience await you in this 1-BEDROOM MAIN FLOOR CONDO! Step into this energy-efficient building that boasts an array of amenities tailored to enhance your lifestyle. From bike storage to a fitness center, Recreation Building, a dog run, and a community garden, McCall Landing offers a diverse range of activities for residents to enjoy. As you enter the unit, you'll be greeted by a bright and inviting space featuring VINYL PLANK flooring and cozy carpeting. The open layout seamlessly flows into the kitchen, equipped with stylish QUARTZ countertops that complement the modern design. The unit includes a generously sized bedroom, perfect for unwinding after a long day, and a well-appointed 4-piece bathroom. For added convenience, IN-SUITE LAUNDRY facilities are also at your disposal. Located on the main level with a North facing patio, this unit offers a cool and tranquil outdoor space. To top it off, this unit comes with the added convenience of one assigned parking stall located close to the unit making commuting , or bringing groceries in a breeze. Skyview Ranch is a vibrant and diverse community with various social events and activities, providing opportunities to meet and connect with neighbours in the area. Living in Skyview Ranch means that you have a range of amenities nearby, including shopping centers, restaurants, entertainment options, walking and bike paths, parks and more. Skyview Ranch is located close to the Calgary International Airport, making travel more convenient for those who may fly frequently for work or leisure. Don't miss out on the opportunity to make this charming condo your new home. Schedule a viewing today and experience the best of Skyview Ranch living at McCall Landing!