



**4113, 181 Skyview Ranch Manor NE  
Calgary, Alberta**

**MLS # A2161228**



**\$329,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 848 sq.ft.                         | <b>Age:</b>   | 2017 (7 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall                              |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 384 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                            | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Open Floorplan, Quartz Counters, Storage |                   |        |

**Inclusions:** N/A

Main Level Unit | 2-Bedrooms | 1-Bathroom | Open Floor Plan | Quartz Countertops | Stainless Steel Appliances | In-Unit Laundry | In-Unit Storage | Concrete Patio | Parking Stall. Welcome to your new apartment, perfect for first time home buyers or investors! This main level condo is 847 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 appliances and a breakfast bar for seating. The living room features a door that leads to the concrete patio perfect for outdoor dining. The bedrooms are on either side of the living room which compliment your privacy. Both bedrooms are large and share the main 4pc bathroom with a tub/shower combo and single vanity with storage below. The laundry room has plenty of space which provides you with a storage space too! There is ample visitor parking close to the entrance. Come view this unit and make it your home! Hurry and book your showing today!