



**1416, 181 Skyview Ranch Manor NE
Calgary, Alberta**

MLS # A2172505



\$308,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	851 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Leased, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 394
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Quartz Counters		

Inclusions: All Existing Window Coverings, Bathroom Mirror, Shoe Storage at Entry, Black Storage Cabinet in Primary Bedroom. Storage in Primary bedroom at entrance.

PRICE DROP!!! Welcome unit 1416 at McCall Landing in Skyview Ranch! Rarely offered Corner 2 Bedroom/1 Washroom Condo with clear south views of Skyview Ranch. This sun filled unit offers a large U-Shape Kitchen with taller cabinets, stainless steel kitchen appliances, quartz counter with under mount sink and breakfast bar, kitchen backsplash. The kitchen has tons of storage. A large closet and dining area is found just adjacent to the kitchen. Both the Kitchen and Dining Area come with Vinyl Flooring. Large Living Room with south views and a walk out to the balcony. Both bedrooms are sized well and offer closet space. The Primary bedroom offers two sets of windows and the 2nd bedroom offers enough space for a queen bed. The Bedrooms and Living room have carpet. Bathroom comes with a quartz counter with under mount sink and a bathtub. The unit comes with an underground parking spot and an outdoor parking stall. The building complex offers a fitness centre, rec room, dog run, garden and bike storage area and tons of outdoor visitor parking. Minutes from Groceries, Shopping, Airport, Stoney Trail and Deerfoot. Perfect for first time buyers or investors. Move to McCall Landing today!