



**4118, 181 Skyview Ranch Manor NE  
Calgary, Alberta**

**MLS # A2176669**



**\$319,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	914 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>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

**Inclusions:** No

Welcome to this energy-efficient, beautifully maintained condo in the vibrant community of Skyview Ranch! This inviting ground-floor unit features 2 spacious bedrooms and a stylish 4-piece bathroom. The modern kitchen comes complete with sleek quartz countertops, stainless steel appliances, and durable vinyl plank flooring. The open-concept layout is filled with natural light, making the living area warm and welcoming. Enjoy your own sunny west-facing patio, perfect for relaxing or entertaining. Convenience is at your fingertips with in-suite laundry and ample storage space. The building also offers fantastic amenities, including a fitness center and a community recreation building with a secure bike storage room. Ideally located close to Calgary International Airport and CrossIron Mills Mall, as well as schools, shopping centers, and public transit, this condo combines comfort, style, and prime location. Don't miss out on this incredible opportunity!