# \$239,900 - 2304, 181 Skyview Ranch Manor Ne, Calgary

MLS® #A2199513

# \$239,900

1 Bedroom, 1.00 Bathroom, 591 sqft Residential on 0.00 Acres

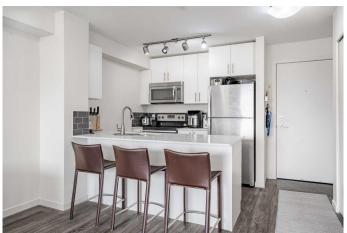
Skyview Ranch, Calgary, Alberta

PRICED TO SELL! | PERFECT FOR FIRST TIME BUYERS OR INVESTORS | **OUTSTANDING LOCATION | FACES COMMUNITY & LOTS OF NATURAL** SUNLIGHT | LOW CONDO FEES | Discover contemporary living in this stylish 1-bedroom, 1-bathroom condo located in the vibrant community of Skyview Ranch. Designed for comfort and convenience, this unit features an open-concept layout with large windows, allowing for plenty of natural light. Includes 1 titled parking to an underground HEATED and secured parking garage, across from the bike storage. Not only that, but the complex also includes access to a full-sized gym and owners lounge at the clubhouse. With visitor parking out front, this makes for easy entertaining in a quiet livable complex.

The modern kitchen boasts sleek stainless steel appliances, quartz countertops, and ample cabinet space, perfect for home cooks and entertainers alike. The spacious bedroom includes a large closet, while the well-appointed bathroom offers elegant finishes. Portable AC unit is also staying with the property!

Enjoy the convenience of in-suite laundry in the large storage room, a private balcony with BBQ hookup, and heated underground parking. Located in a well-maintained building, this condo offers easy access to schools, parks, shopping, public transit, and major







roadways like Stoney Trail and Deerfoot Trail! Book your private showing TODAY!

#### Built in 2017

# **Essential Information**

MLS® # A2199513 Price \$239,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 591
Acres 0.00
Year Built 2017

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 2304, 181 Skyview Ranch Manor Ne

Subdivision Skyview Ranch

City Calgary
County Calgary
Province Alberta
Postal Code T3N 0V2

#### **Amenities**

Amenities Fitness Center, Parking, Secured Parking

Parking Spaces 1

Parking Titled, Underground

# Interior

Interior Features Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Vinyl Windows

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window

Coverings, Electric Range

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed March 12th, 2025

Days on Market 51

Zoning M-2

HOA Fees 79

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.