

**2109, 181 Skyview Ranch Manor NE**  
**Calgary, Alberta**

**MLS # A2331524**



**\$249,900**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                                                                |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                           |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                                  |               |                   |
| <b>Size:</b>     | 853 sq.ft.                                                                   | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2                                                                            | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Off Street, Parkade, Secured, Stall, Titled, Underg |               |                   |
| <b>Lot Size:</b> | -                                                                            |               |                   |
| <b>Lot Feat:</b> | -                                                                            |               |                   |

|                    |                                                           |                   |        |
|--------------------|-----------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                         | <b>Condo Fee:</b> | \$ 448 |
| <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>   | Breakfast Bar, Open Floorplan, Separate Entrance, Storage |                   |        |

**Inclusions:** none

Welcome to McCall Landing! This bright and spacious 2 bedroom main floor unit as an open layout featuring a well appointed kitchen with stainless steel appliances, plenty of cabinets and a peninsula island with seating, a good sized dining area and a large living with direct access to the covered ground level patio. There are 2 generous sized bedrooms and the main bath plus a large laundry/storage room. You also have a titled parking stall in the underground parkade and an assigned stall in the main parking lot. McCall Landing is a pet friendly complex (with board approval) and has a central clubhouse for social gatherings, a fitness centre and bike storage in the parkade. Located close to schools, transit and shopping and with good access to major thoroughfares, this home is not to be missed.