

1312, 181 Skyview Ranch Manor NE Calgary, Alberta

MLS # A2337659



\$259,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	904 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: N/A

Welcome to Unit #1312, 181 Skyview Ranch Manor NE—a beautifully appointed contemporary condominium offering modern design, comfort, and exceptional convenience. This well-maintained 2-bedroom, 1-bathroom unit features a bright open-concept layout and comes with the added benefit of 2 parkings (Underground and stall), along with ample visitor parking for family and guests. Step inside to discover a bright and inviting living space filled with natural light, showcasing quality finishes and thoughtful upgrades throughout. The heart of the home is the modern kitchen, complete with quartz countertops, stainless steel appliances, ample cabinetry, and a spacious breakfast bar—perfect for meal preparation, casual dining, and entertaining. Adjacent to the kitchen is a generous dining area that comfortably accommodates a large dining table, making it ideal for hosting family and friends. The spacious living room seamlessly connects to your private balcony, providing the perfect spot to relax and enjoy your morning coffee or unwind after a long day. Both bedrooms are generously sized and designed with comfort in mind. The primary bedroom offers a peaceful retreat, while the second bedroom is versatile and can easily serve as a guest room, home office, or flex space. A stylish 4-piece bathroom, complete with a modern vanity and tub/shower combination, completes the living space. Additional features include in-suite laundry, extra storage, and access to outstanding building amenities, including a fully equipped fitness centre and a party/entertainment room with a common kitchen—perfect for hosting gatherings. Whether you’re a first-time home buyer, downsizer, or investor, this exceptional property offers outstanding value in the sought-after community of Skyview Ranch. Don’t miss this fantastic

opportunity—book your private showing today!