

1312, 181 Skyview Ranch Manor NE  
Calgary, Alberta

MLS # A2207050



# \$288,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	901 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: .

Welcome to 181 Skyview Ranch Manor NE, Unit #1312 This contemporary modern 2-bedroom offers an open-concept layout designed for both comfort and functionality. With 2 parking stalls, you'll enjoy ultimate convenience year-round. There's also ample visitors parking for your guests. Step inside this bright and airy living space where natural light floods the room, highlighting premium upgrades and sophisticated design. The heart of the home is the beautifully appointed kitchen, featuring gleaming quartz countertops, stainless steel appliances, and ample cabinetry. The sleek breakfast bar provides additional prep space, making this kitchen perfect for both gourmet cooking and casual meals. In addition is a large dining room that can easily seat eight comfortably. Adjacent to the kitchen, the spacious living room connects to your private balcony. Both bedrooms are thoughtfully designed for relaxation. The primary bedroom offers a serene retreat with generous space, while the second bedroom is versatile—perfect as a guest room, home office, or cozy den. The modern 4-piece bathroom features a stylish tub/shower combo and a sleek single vanity with plenty of storage. Additional highlights include in-suite laundry and extra storage, ensuring convenience is always at hand. You also get amenities to further enhance your lifestyle, with access to the party / entertaining room with common kitchen, and a complete gym / fitness centre within the complex. This property would be great for investment or the perfect place to call home. Take advantage of this excellent opportunity today!