

**1307, 181 Skyview Ranch Manor NE**  
**Calgary, Alberta**

**MLS # A2214810**



**\$274,500**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	857 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 448
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

**Inclusions:** N/A

This pet-friendly 2 bedroom, 1 bathroom home is bright and functional and is located in the SkyView Ranch community. The kitchen has quartz countertops, stainless steel appliances, and full-height cabinetry for extra storage. The spacious living room opens to a private balcony—ideal for enjoying your morning coffee or evening downtime. Both bedrooms are generously sized with large windows and closets, and the 4-piece bathroom includes modern finishes and plenty of counter space. In-suite laundry adds convenience, along with extra room for storage. This well-maintained unit includes heated TITLED underground parking, visitor parking, and elevator access. The condo complex has many features such as a gym, rec room, and pet-friendly amenities, including a dedicated dog run. Ideally located near shopping, schools, public transit, and major roadways, this condo is an excellent opportunity for first-time buyers, downsizers, or investors alike. Quick possession is available—schedule your showing today.