

# \$245,900 - 2304, 181 Skyview Ranch Manor Ne, Calgary

MLS® #A2199513

**\$245,900**

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

Skyview Ranch, Calgary, Alberta

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	\$245,900
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	Underground, Titled

### 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	2
Zoning	M-2
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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