

**2402, 181 Skyview Ranch Manor NE**  
**Calgary, Alberta**
**MLS # A2234410**

**\$285,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	855 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>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 448
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Track Lighting		

<b>Inclusions:</b>	N/A
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This is a fantastic opportunity for a first-time buyer, couple, small family, or investor. Located on the top floor and positioned as a quiet end unit, this 2-bedroom, 1-bath condo offers impressive views of the city skyline and distant mountains. Step inside to discover durable and stylish vinyl plank flooring throughout the entry, kitchen, dining area, bathroom, and spacious laundry room. The living room and both bedrooms feature well-maintained carpet for added comfort. The kitchen stands out with gorgeous quartz countertops, full-height cabinetry, stainless steel appliances, and a counter-height breakfast bar that comfortably seats four. The generously sized living room offers flexible furniture placement and features a large window that fills the space with natural light. Both bedrooms are comfortably sized and located on opposite sides of the unit for added privacy. The convenient laundry room includes shelving and offers ample extra storage space. Also included is a secure underground parking stall. As an added bonus, the building offers excellent amenities, including a clubhouse with a kitchen, fitness center, community garden, and dog run. Conveniently located near shopping, restaurants, and just minutes from Deerfoot Trail, this bright and airy unit truly has it all. Don't miss out—call today for your private showing or reach out to your favorite Realtor!