



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**2411, 181 skyview ranch Manor**  
**Calgary, Alberta**

**MLS # A2248244**



**\$319,999**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall, 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>	\$ 472
<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>	Kitchen Island, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** none

TWO PARKING STALLS!!! THREE BEDROOMS & TWO WASHROOMS !!!This TOP FLOOR unit is the perfect starter home—affordable, practical, and a smart investment for future equity. Enjoy open views from the private balcony, a well-designed kitchen, and a bright, inviting living space. The home includes two spacious bedrooms with ample closet storage and a versatile den that works beautifully as a home office or study. For added convenience, there's a laundry room plus two parking spots—one titled underground heated stall and one leased stall. Residents can also take advantage of the clubhouse, complete with a recreation room and fitness centre. With shopping, restaurants, and amenities all close by, this home offers an ideal mix of comfort, convenience, and value.