



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3402, 181 Skyview Ranch Manor NE
Calgary, Alberta

MLS # A2314204



\$265,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	919 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 436
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this well maintained TOP FLOOR, CORNER UNIT, offering 919 sqft of bright and comfortable living space! With additional windows bringing in plenty of natural light, this home feels open, inviting, and ready for you to move right in. The open concept layout features a modern kitchen with quartz countertops, stainless steel appliances, and plenty of space to cook and entertain. The large living and dining area provides the perfect setting to relax or host family and friends, while the private top floor balcony is a great spot to enjoy your morning coffee or unwind at the end of the day. This unit includes two spacious bedrooms, a full bathroom, bike storage, and one heated underground parking stall. Residents also have access to the complex's fitness centre and community room. Located in a family friendly neighbourhood with multiple schools nearby, you'll also be close to a wide variety of restaurants, shops, and everyday amenities, all while being only 10 minutes from the airport, a short drive to stoney trail and minutes to Cross Iron Mills. A fantastic opportunity for first-time buyers, downsizers, or investors!