



GRASSROOTS
REALTY GROUP

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3320, 181 Skyview Ranch Manor NE
Calgary, Alberta

MLS # A2329758



\$234,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	853 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 436
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

TOP FLOOR | CORNER UNIT | 2 BEDROOMS | TITLED UNDERGROUND PARKING Welcome to this beautifully appointed top-floor corner unit in the sought-after McCall Landing community of Skyview Ranch. Offering an abundance of natural light and an open-concept design, this exceptional home combines contemporary style with everyday comfort. The spacious living room is surrounded by large windows and extends to a private balcony—perfect for enjoying your morning coffee or relaxing after a long day with Rocky Mountain view. A dedicated dining area easily accommodates a full-size dining table, providing a functional layout that's rarely found in condo living. The modern kitchen is designed to impress with quartz countertops, a stylish tile backsplash, sleek cabinetry, and stainless-steel appliances, making it ideal for both daily living and entertaining. Durable luxury vinyl plank flooring flows throughout the main living areas, while soft carpeting in the bedrooms adds warmth and comfort. This thoughtfully designed home also features two spacious bedrooms, in-suite laundry with side-by-side washer and dryer, generous storage space, and the convenience of titled underground heated parking for year-round comfort. Residents of McCall Landing enjoy outstanding amenities, including a fully equipped fitness centre, recreation/party room, bike storage, community centre, outdoor picnic area, and a fenced dog run. This well-managed, pet-friendly complex (pets subject to board approval) offers an exceptional lifestyle in one of Calgary's fastest-growing communities. Ideally located close to shopping, restaurants, schools, parks, public transit, major roadways, and Calgary International Airport, this move-in-ready condo delivers the perfect combination of style, convenience, and value. Don't miss this fantastic opportunity to own a

bright and spacious top-floor corner unit in the heart of Skyview Ranch!