



**GRASSROOTS**  
REALTY GROUP

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**3407, 181 Skyview Ranch Manor NE**  
**Calgary, Alberta**

**MLS # A2331080**



**\$205,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 594 sq.ft.                         | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                          |                   |        |
|--------------------|------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Electric                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | \$ 306 |
| <b>Basement:</b>   | None                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Mixed, Wood Frame              | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan, Quartz Counters, Storage |                   |        |

**Inclusions:** Refrigerator, Dishwasher, Washer/Dryer, Electric Stove, Microwave Hood Fan

Welcome to this stylish, freshly painted 1 BEDROOM, 1 BATHROOM apartment in the desirable community of Skyview Ranch. Priced at only \$205,000, this spacious top-floor, south-facing unit offers almost 600 SQAURE FEET of comfortable living space, plenty of natural sunlight, and exceptionally LOW CONDO FEES. The open-concept kitchen features quartz countertops, stainless steel appliances, ample cabinetry, and a functional layout that flows into the bright living area and private balcony. The large bedroom, well- appointed bathroom, in-unit laundry, and generous laundry and storage room provide excellent functionality for everyday living. This beautifully staged home also includes UNDER GROUND PARKING and ELEVATOR ACCESS. Residents can enjoy convenient BUILDING AMENITIES, including a FITNESS CENTRE and a comfortable LOUNGE GATHERING AREA. With a low minimum down payment, this could be an excellent opportunity for first-time buyers who are ready to stop renting and start building equity. Depending on financing and personal circumstances, the monthly cost of ownership may be less than renting a similar property. Investors will also appreciate the affordable purchase price, low condo fees, spacious layout, desirable location, and strong rental potential. Conveniently located NEAR SHOPPING, RESTAURANTS, BUS STOP, and QUICK ACESS TO STONEY TRAIL, this top-floor apartment is a FANTASTIC OPPORTUNITY FOR FIRST TIME BUYER, INVESTORS, or anyone looking for an affordable, low-maintenance home in Northeast Calgary.