

**3316, 181 Skyview Ranch Manor NE**  
**Calgary, Alberta**

**MLS # A2208263**



**\$287,500**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	902 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 460
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Window Coverings-All, Main Entrance Fob(s)

Why pay rent when you can own this beautiful 2 bedroom condo! Move in ready and available for immediate possession. 3rd Floor Unit | 2-Bedrooms | 1-Bathrooms | Open Floor Plan | Quartz Countertops | Stainless Steel Appliances | In-suite Laundry | Private Balcony | Underground Titled Parking Stall | In Unit Storage | Great Building Amenities. Welcome to your new apartment, perfect for first time home buyers or investors! The unit is 901 Sqft with an open floor plan living area that is both spacious and welcoming. The kitchen is finished with quartz countertops, ample cabinet storage, stainless steel appliances and a breakfast bar peninsula for barstool seating. The living room features doors that lead to the balcony, a great space for outdoor dining. The balcony is a lovely private space looking north that does not face into the parking lot. The primary bedroom is spacious and has a great sized closet. The 2nd bedroom is a generous size with closet storage. These bedrooms are separate, adding extra privacy from one another. The main 4pc bathroom features a tub/shower combo and single vanity with storage under the sink. This unit features in-suite laundry with storage. The underground titled parking stall is great for year round parking! There is ample visitor parking close to the entrance. This building has incredible amenities; a full equipped gym and a communal kitchen and entertainment space for booked events. Come view this unit and make it your home today!