

# \$239,900 - 2304, 181 Skyview Ranch Manor Ne, Calgary

MLS® #A2220703

**\$239,900**

1 Bedroom, 1.00 Bathroom, 591 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

PERFECT FOR FIRST TIME BUYERS OR INVESTORS | OUTSTANDING LOCATION | FACES COMMUNITY & LOTS OF NATURAL SUNLIGHT | LOW CONDO FEES | Discover contemporary living in this stylish 1-bedroom, 1-bathroom condo located in the vibrant community of Skyview Ranch. Designed for comfort and convenience, this unit features an open-concept layout with large windows, allowing for plenty of natural light. Includes 1 titled parking to an underground HEATED and secured parking garage, across from the bike storage. Not only that, but the complex also includes access to a full-sized gym and owners lounge at the clubhouse. With visitor parking out front, this makes for easy entertaining in a quiet livable complex.

The modern kitchen boasts sleek stainless steel appliances, quartz countertops, and ample cabinet space, perfect for home cooks and entertainers alike. The spacious bedroom includes a large closet, while the well-appointed bathroom offers elegant finishes. Portable AC unit is also staying with the property!

Enjoy the convenience of in-suite laundry in the large storage room, a private balcony with BBQ hookup, and heated underground parking. Located in a well-maintained building, this condo offers easy access to schools, parks, shopping, public transit, and major roadways like Stoney Trail and Deerfoot Trail!



Book your private showing TODAY!

Built in 2017

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2220703          |
| Price          | \$239,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 591               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 2304, 181 Skyview Ranch Manor Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0V2                          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Fitness Center, Parking, Secured Parking |
| Parking Spaces | 1  |
| Parking        | Titled, Underground                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                   |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 15             |
| Zoning         | M-2            |
| HOA Fees       | 79             |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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