

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

MLS® #A2199513

**\$239,900**

1 Bedroom, 1.00 Bathroom, 591 sqft  
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

**PRICED TO SELL! | 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® #	A2199513
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 March 12th, 2025

Days on Market 43

Zoning M-2

HOA Fees 79

HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.