



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**181 SKYVIEW RANCH Manor #2304, Calgary T3N 0V2**

MLS® #: **A2199513**

Area: **Skyview Ranch**

Listing Date: **03/12/25**

List Price: **\$239,900**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 25-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **590**  
Low Sqft:  
Ttl Sqft: **590**

DOM

**36**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>    | <u>Room</u>        | <u>Level</u> | <u>Dimensions</u>    |
|--------------------------|--------------|----------------------|--------------------|--------------|----------------------|
| <b>Kitchen</b>           | <b>Main</b>  | <b>12`7" x 8`6"</b>  | <b>Living Room</b> | <b>Main</b>  | <b>14`7" x 11`3"</b> |
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>11`0" x 10`1"</b> | <b>Dining Room</b> | <b>Main</b>  | <b>11`2" x 6`7"</b>  |
| <b>4pc Bathroom</b>      | <b>Main</b>  | <b>10`1" x 7`5"</b>  | <b>Laundry</b>     | <b>Main</b>  | <b>8`4" x 5`6"</b>   |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$306

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc:

1711142

Remarks

Pub Rmks:

**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!

Inclusions:

Portable AC Unit

Property Listed By:

RE/MAX Real Estate (Mountain View)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













