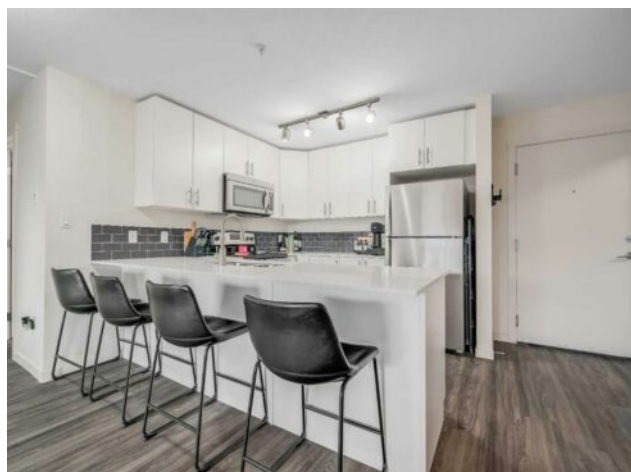


**2212, 181 Skyview Ranch Manor NE
Calgary, Alberta**

MLS # A2267919



\$299,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	902 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

BEAUTIFUL 3 BEDROOM & 2 FULL BATHROOM APARTMENT FOR UNDER \$300K!! 2 PARKING STALLS & 1 HEATED UNDERGROUND & 1 OUTDOOR! Step into this stunning home and be greeted by a bright, open concept kitchen complete with a full stainless steel appliance package. The kitchen is beautifully finished with quartz countertops and offers ample counterspace, including a huge breakfast bar & perfect for any home chef! The kitchen flows seamlessly into the spacious living room, thoughtfully designed to accommodate full-sized living room furniture. From the living room, you'll enjoy access to your private balcony, ideal for summer BBQs! The primary bedroom easily fits a large bed and all your furniture, and features a full ensuite bathroom with a standing shower. The second bedroom is generously sized and can comfortably host a queen-sized bed plus additional furniture. The second full bathroom includes a full bathtub & perfect for relaxing warm baths on cozy winter nights. Completing this exceptional unit is a third bedroom or den with a full closet and an in-suite laundry room. Enjoy the comfort of your heated underground parking stall & no more scraping snow off your car in winter! Plus, your second outdoor parking stall means you'll never struggle to find street parking for a second vehicle. You'll also appreciate the quality construction, with the exterior finished in durable Hardie Board siding. This well-managed condominium features a fantastic amenity building complete with a party room & perfect for gatherings with friends and family & a fully equipped gym! The location can't be beat! Easy access to anywhere in Calgary, just minutes from both Stoney Trail and Deerfoot Trail. The Skyview community offers schools, parks, and retail/restaurants all within walking distance!

HOW DOES IT GET BETTER THAN THIS? BOOK YOUR SHOWING TODAY or STOP BY OUR OPEN HOUSE on SUNDAY, NOVEMBER 9TH, from 11:00 AM to 3:00 PM!