

# \$319,900 - 1312, 181 Skyview Ranch Manor Ne, Calgary

MLS® #A2207050

**\$319,900**

2 Bedroom, 1.00 Bathroom, 901 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to 181 Skyview Ranch Manor NE,  
Unit #1312

This contemporary modern 2-bedroom offers an open-concept layout designed for both comfort and functionality. With 2 parking stalls, youâ€™ll enjoy ultimate convenience year-round. There's also ample visitors parking for your guests.

Step inside this bright and airy living space where natural light floods the room, highlighting premium upgrades and sophisticated design. The heart of the home is the beautifully appointed kitchen, featuring gleaming quartz countertops, stainless steel appliances, and ample cabinetry. The sleek breakfast bar provides additional prep space, making this kitchen perfect for both gourmet cooking and casual meals. In addition is a large dining room that can easily seat eight comfortably. Adjacent to the kitchen, the spacious living room connects to your private balcony.

Both bedrooms are thoughtfully designed for relaxation. The primary bedroom offers a serene retreat with generous space, while the second bedroom is versatileâ€™perfect as a guest room, home office, or cozy den. The modern 4-piece bathroom features a stylish tub/shower combo and a sleek single vanity with plenty of storage.

Additional highlights include in-suite laundry and extra storage, ensuring convenience is always at hand. You also get amenities to further enhance your lifestyle, with access the



party / entertaining room with common kitchen, and a complete gym / fitness centre within the complex. This property would be great for investment or the perfect place to call home. Take advantage of this excellent opportunity today!

Built in 2017

### **Essential Information**

MLS® #	A2207050
Price	\$319,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	901
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1312, 181 Skyview Ranch Manor Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0V2

### **Amenities**

Amenities	Recreation Room, Visitor Parking, Fitness Center
Parking Spaces	2
Parking	Parkade, Secured, Stall, Titled, Underground

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Lighting
Construction	Concrete, Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	9
Zoning	M-2
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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