

# \$299,000 - 2401, 181 Skyview Ranch Manor Ne, Calgary

MLS® #A2250317

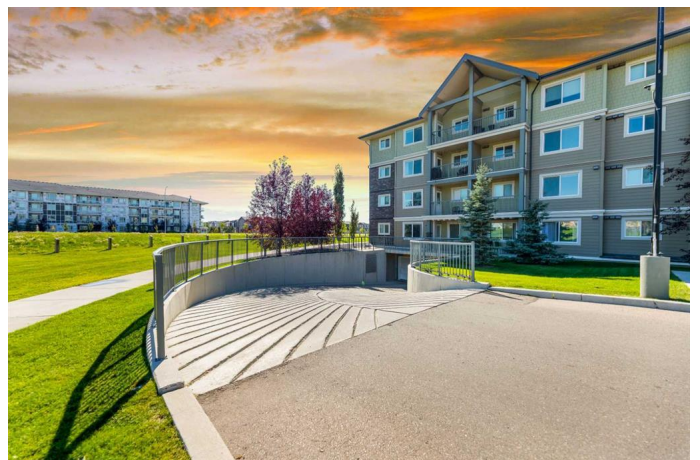
**\$299,000**

2 Bedroom, 2.00 Bathroom, 919 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

TWO PARKING STALLS!!! TWO BEDROOMS & TWO WASHROOMS. Welcome to your new apartment, a perfect blend of comfort and style! As you enter, you'll immediately notice the open living room, which is bright and airy thanks to the abundant natural light streaming in through large windows. This inviting space is perfect for relaxing after a long day or entertaining friends and family. Just off the living room, there's a separate dining area that makes hosting meals a delight. The kitchen is designed with both functionality and modern living in mind. It features a spacious island that provides extra counter space and a great spot for casual meals or morning coffee. Equipped with essential appliances like a dishwasher, microwave, and fridge, this kitchen is ready for all your culinary adventures. The convenience of in-suite laundry is an added bonus, making laundry days hassle-free. One of the standout features of this apartment is the lovely balcony that offers stunning views, perfect for enjoying your morning coffee or unwinding in the evening. The apartment includes two cozy bedrooms. The primary bedroom is a true retreat, complete with a three-piece ensuite bathroom, providing privacy and convenience. Additionally, it features a walk-in closet that offers plenty of storage space for all your belongings. The second bedroom is also well-sized, making it perfect for guests, a home office, or even a hobby room. A stylish four-piece bathroom is available for guests and



the second bedroom, ensuring that everyone has access to a comfortable space. This apartment not only provides the essentials for modern living but also offers a warm and welcoming atmosphere that youâ€™ll love coming home to. Whether youâ€™re enjoying the bright living spaces, cooking in the well-equipped kitchen, or relaxing on the balcony, youâ€™ll find that this apartment truly feels like home. Also, this building complex has range of amenities including a fitness centre, recreation room, dog run and bicycle storage. Come and experience the perfect balance of style, comfort, and convenience in this wonderful living space!

Built in 2017

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250317          |
| Price          | \$299,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 919               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 2401, 181 Skyview Ranch Manor Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0V2                          |

**Amenities**

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Parking, Community Gardens |
| Parking Spaces | 2                                                                                   |
| Parking        | Stall, Titled, Underground                                                          |
| # of Garages   | 1                                                                                   |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven |
| Heating           | Central                                                                                                      |
| Cooling           | None                                                                                                         |
| Fireplaces        | Living Room                                                                                                  |
| # of Stories      | 4                                                                                                            |
| Basement          | None                                                                                                         |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 2                 |
| Zoning         | M-2               |
| HOA Fees       | 75                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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.