

# \$329,900 - 4212, 181 Skyview Ranch Manor Ne, Calgary

MLS® #A2207189

**\$329,900**

2 Bedroom, 1.00 Bathroom, 916 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to McCall Landing! This stunning second-floor, 2-bedroom condo boasts modern features, including quartz countertops, stainless steel appliances, and durable vinyl plank flooring. The bright, open-concept layout is filled with natural light and offers a sunny east-facing balcony. You'll love the convenience of in-suite laundry and a dedicated storage area. Plus, enjoy the added perk of a TITLED underground parking spot!

McCall Landing is an energy-efficient building equipped with fantastic amenities such as a fitness center, bike storage, community garden, dog run, and a recreation room. Conveniently located near shopping, amenities, and transit. Seller is willing to sell the furniture too, Amount can be discussed.

Built in 2017

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207189    |
| Price          | \$329,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 916         |
| Acres          | 0.00        |
| Year Built     | 2017        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### **Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 4212, 181 Skyview Ranch Manor Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0V2                          |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Clubhouse, Dog Run, Elevator(s), Fitness Center, Party Room, Picnic Area, Secured Parking, Community Gardens |
| Parking Spaces | 1   |
| Parking        | Titled, Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings                            |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Other, Playground |
| Construction      | Wood Frame        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 8               |
| Zoning         | M-2             |
| HOA Fees       | 75              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

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

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