

# \$197,900 - 1107, 181 Skyview Ranch Manor Ne, Calgary

MLS® #A2245062

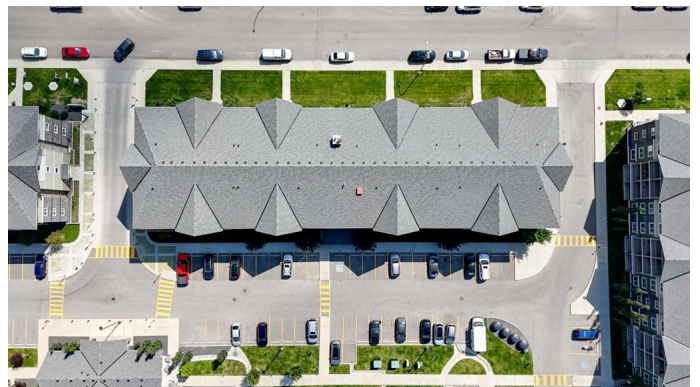
**\$197,900**

1 Bedroom, 1.00 Bathroom, 594 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome Home to McCall Landing nestled in the heart of Skyview Ranch! This beautiful GROUND FLOOR 1-BED and 1-BATH Dream Home offers the perfect blend of comfort, convenience, and modern style. You'll love the additional Private Entrance, giving you easy access without the need for elevators or common hallways – perfect for pet owners, groceries, or just coming and going with ease. Step Inside, to the bright and OPEN-CONCEPT layout, filled with tons of natural light. The Chef's Gourmet kitchen features QUARTZ countertops, fully upgraded STAINLESS STEEL appliances, and stylish VINYL PLANK flooring throughout with the mixed combination of carpet in Bedroom and ceramic tiles in the 4-pce bathroom. Enjoy the comfort of in-suite laundry room with an extra storage space that can be used as PANTRY and your own PRIVATE PATIO – great for morning coffee or evening relaxation. Additional perks include, LOW CONDO FEE\*\*\* WITH 1 PARKING STALL Included\*\*\* #25 and SECURE BIKE STORAGE, plus access to McCall Landing's energy-efficient amenities like a FITNESS CENTRE and RECREATION ROOM. You're also just minutes away from METIS TRAIL, STONEY TRAIL, transit, SKYVIEW shopping center, and everything you need for daily life. Whether you're a first-time buyer, investor, or looking to simplify, this well-kept condo is ready to welcome you home. Don't miss your opportunity –



book your private showing today!

Built in 2017

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2245062          |
| Price          | \$197,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 594               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1107, 181 Skyview Ranch Manor Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0V2                          |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Playground, Visitor Parking, Recreation Room |
| Parking Spaces | 1                                                                         |
| Parking        | Off Street, Stall, Assigned, Leased                                       |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Separate Entrance, Closet Organizers       |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |

**Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Entrance      |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding, Asphalt |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 74               |
| Zoning         | M-2              |
| HOA Fees       | 84               |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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