



GRASSROOTS
REALTY GROUP

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29 Skyview Point Link NE
Calgary, Alberta

MLS # A2255014



\$357,990

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,555 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

Inclusions: Included in the sale of the house:-Ceiling fan (newly installed) with remote setting -balcony patio flooring (can be removed) with patio set -shelving (dining area)- large capacity TV mount (living room)- TV mount (primary bedroom) Items for purchase:- Elliptical - walking pad with mats - coffee bar table

MODERN END UNIT | 2012 BUILD | 3 PARKING NEAR BY OPTIONS | DOUBLE GARAGE | GREAT LOCATION | FLEX ROOM + DEN | FULLY FINISHED. This move-in ready townhouse in Skyview Ranch combines modern design, functional space, and one of NE Calgary's most convenient locations—all at outstanding value. Well maintained property, built in 2012 but feels like 2022. It's bright and welcoming with windows on 3 sides and no front/back neighbours. The entry level offers a double attached garage (brand-new door), storage, and a versatile flex room—ideal as a gym, office, hobby space, or bedroom—plus a private front patio. The main floor impresses with a spacious great room, dining area, half bath, and a chef's kitchen featuring quartz counters, large island, upgraded cabinets, stainless steel appliances, OTR microwave & under-mount sink. Step onto the east-facing deck for BBQs or summer evenings. Upstairs boasts 2 bedrooms including a primary with ensuite, another full bath, an office/den and a brand new set of washer/dryer. Walk to schools, parks, pond & playgrounds, with fast access to Stoney, Deerfoot, Airport & CrossIron. A 3-minutes walk to the bus station. A stylish newer home in a prime location—an exceptional opportunity you don't want to miss.