

1-833-477-6687 aloha@grassrootsrealty.ca

## 29 Skyview Point Link NE Calgary, Alberta

MLS # A2255014



Features:

\$357,990

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

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: \$ 423 Asphalt Shingle **Basement:** LLD: None Exterior: Zoning: Stone, Vinyl Siding, Wood Frame M-2 Foundation: **Poured Concrete Utilities:** 

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

High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters

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. Built in 2012 and well maintained, 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.