

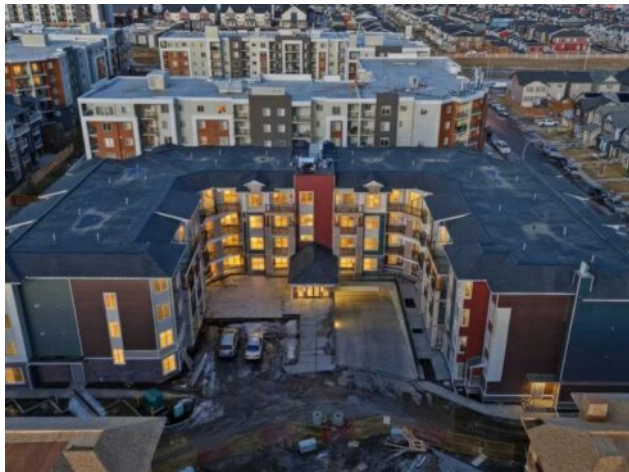


**GRASSROOTS**  
REALTY GROUP

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

**2221, 15 Skyview Point Crescent NE  
Calgary, Alberta**

**MLS # A2280666**



**\$294,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	701 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Asphalt Shingle	<b>Condo Fee:</b>	\$ 368
<b>Basement:</b>	-	<b>LLD:</b>	26-25-29-W4
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** Window Coverings

Welcome To This Brand-New, Move-In-Ready 1 + Den, 1-Bathroom Condo In The Vibrant And Fast-Growing Skyview Community Of NE Calgary. Thoughtfully Designed For Modern Living, This Bright And Airy Home Features 9-Foot Ceilings And Expansive Windows That Flood The Open-Concept Layout With Natural Light (End Unit). Please Note That Huge Den With Large Window Can Be Converted Into A 2nd Bedroom By Adding A Door. Wide-Plank Luxury Vinyl Flooring And Quartz Countertops Throughout Create A Sleek, Contemporary Finish. The Fully Upgraded Kitchen Is Both Stylish And Highly Functional, Showcasing Stainless Steel Appliances, An Over-The-Range Microwave, Soft-Close Cabinetry, A Pantry, Quartz Countertops, And A Convenient Breakfast Bar&mdash;Perfect For Casual Dining, Working From Home, Or Entertaining. The Kitchen Flows Seamlessly Into The Living And Dining Areas, Offering A Warm And Inviting Space To Relax Or Host Guests. This End Unit Features Generously Sized Rooms And A Modern 4-Piece Bathroom With Quartz Countertops And Refined Finishes. Additional Highlights Include In-Suite Laundry, Upgraded Designer Window Treatments, And A Large Private Balcony With A BBQ Gas Line, Ideal For Summer Entertaining Or Enjoying Fresh Air And Open Views. The Home Is Complete With Titled Underground Parking, & A Titled Storage Locker Providing Exceptional Convenience And Value. Located In A Newly Constructed Building, Residents Enjoy Low-Maintenance Living With Easy Access To Shopping, Schools, Public Transit, Major Amenities, Calgary International Airport, And Quick Connections To Stoney Trail For Effortless Commuting Throughout The City. Secure Bike Racks Underground. Perfect For First-Time Buyers, Professionals, Or Investors, This Turnkey Condo Offers An Affordable

Opportunity To Own In One Of Calgary's Most Desirable And Rapidly Growing Communities. Why Rent When You Can Own Your Own Home And Start Building Equity? Move In, Make It Yours, And Enjoy The Pride Of Ownership—This Is A Must-See Opportunity. Please Note: Property Taxes Have Not Yet Been Assessed. Additional Units Are Available—Contact Listing Agent For Details.