

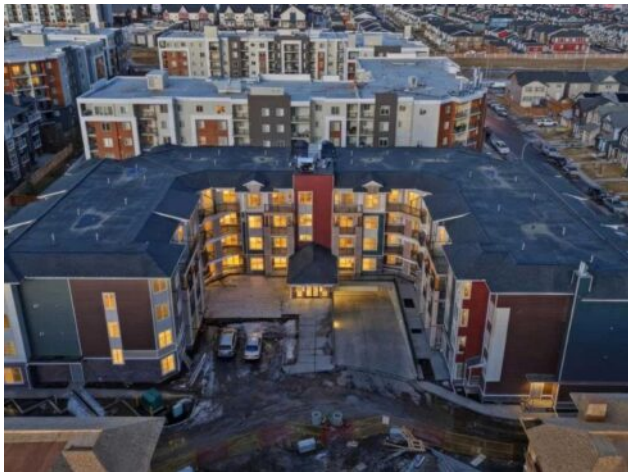


GRASSROOTS
REALTY GROUP

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2307, 15 Skyview Point Crescent NE
Calgary, Alberta

MLS # A2280707



\$259,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	597 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	\$ 305
Basement:	-	LLD:	26-25-29-W4
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: Window Coverings

Welcome To This Brand-New, Move-In-Ready 2-Bedroom, 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. 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—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 Unit Features Two Generously Sized Bedrooms 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 Surface Parking, A Titled Storage Locker, And Secure Bike Racks, 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. 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.