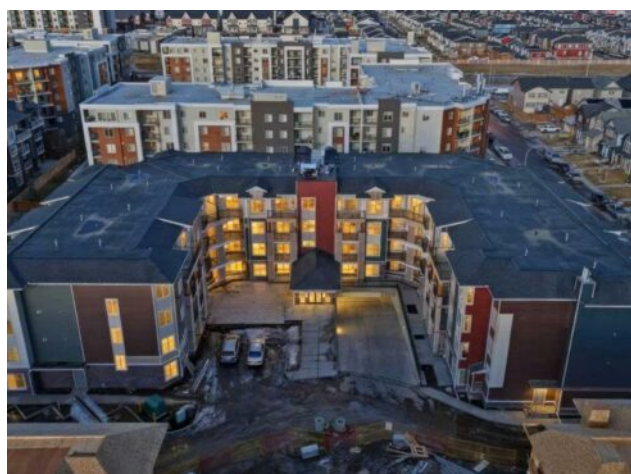


**2307, 15 Skyview Point Crescent NE  
Calgary, Alberta**

**MLS # A2280707**



**\$259,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	597 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<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>	\$ 305
<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 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&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 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&rsquo;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&mdash;This Is A Must-See Opportunity. Please Note: Property Taxes Have Not Yet Been Assessed. Additional Units Are Available&mdash;Contact Listing Agent For Details.