

2304, 15 Skyview Point Crescent NE  
Calgary, Alberta

MLS # A2278505



**\$319,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	713 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<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		
<b>Inclusions:</b>	Window Coverings		

Welcome To This Brand-New, Move-In-Ready 2-Bedroom, 1-Bathroom Condo In The Desirable Skyview Community Of NE Calgary. Thoughtfully Designed For Modern Living, This Bright And Airy Unit Features 9-Foot Ceilings And Expansive Windows That Flood The Open-Concept Living Space With Natural Light. Wide-Plank Luxury Vinyl Flooring And Quartz Countertops Throughout Add 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, Quartz Countertops, A Pantry, And Ample Storage—Perfect For Everyday Living And Entertaining. The Open Layout Seamlessly Connects The Kitchen To The Living And Dining Areas, Creating A Warm And Inviting Space To Relax Or Host Guests. \*Please Note: Property Taxes Are Not Yet Assessed\* Both Bedrooms Are Generously Sized And Thoughtfully Laid Out, While The Modern 4-Piece Bathroom Features A Quartz Countertop And Refined Finishes. Additional Highlights Include In-Suite Laundry, Upgraded Designer Window Treatments, And A Large Private Balcony With A BBQ Gas Line—Perfect For Outdoor Entertaining, Summer BBQs, Or Simply Enjoying Fresh Air And Open Views. This Unit Comes Complete With Titled Underground Parking And A Dedicated Storage Locker, Offering Exceptional Value And Convenience. Located In A Newly Constructed Building, Residents Enjoy Low-Maintenance Living With Quick Access To Shopping, Schools, Public Transit, Major Amenities, Calgary International Airport, And Easy Access To Stoney Trail For Effortless Commuting Throughout The City. Perfect For First-Time Buyers, Professionals, Or Investors, This Turnkey Home Is Located In One Of Calgary's Fastest-Growing Communities.

Just Move In And Enjoy—This Is A Must-See! Discover This Exceptional Opportunity Before It's Gone—Your Perfect Home Awaits!