

**2406, 15 Skyview point Crescent NE
Calgary, Alberta**

MLS # A2286739



\$279,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	583 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 305
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Pantry		

Inclusions: N/A

TOP FLOOR/CORNER UNIT/ BEAUTIFUL VIEWS FROM UNIT/2 BEDROOM/1 BATH/BALCONY. Discover modern living in this brand-new, never-occupied 2-bedroom, 1-bathroom condominium in the highly desirable community of Skyview Ranch NE Calgary Offering 656 of living space (Included Balcony) & immediate possession, this beautifully finished unit combines style, functionality, and convenience in one exceptional package. Key location features- WALKING DISTANCE TO SCHOOL, SHOPPING, PARK & more. Step inside to find a bright and airy open layout enhanced by 9-foot ceilings and oversized windows that allow natural light to pour in. The contemporary design is highlighted by wide-plank luxury vinyl flooring and elegant quartz surfaces throughout, creating a clean and upscale aesthetic. The kitchen is thoughtfully upgraded with stainless steel appliances, quartz countertops, soft-close cabinets, a generous PANTRY, and a convenient BREAKFAST ISLAND perfect for dining, meal prep, or casual entertaining. The kitchen flows effortlessly into the dining and living areas, providing a comfortable and welcoming space for both daily living and hosting guests. Two well-sized bedrooms offer flexibility for a home office, guest room, or roommate setup. The stylish 4-piece bathroom features modern finishes and quartz counters for a polished look. Additional features include in-suite laundry and upgraded window coverings for added comfort and privacy. Enjoy outdoor relaxation on the spacious private balcony complete with a gas line for BBQs—ideal for summer evenings. This unit also includes TITLED UNDERGROUND PARKING, a titled storage locker, and secure bike storage for added convenience. Located in a newly built complex, this property offers low-maintenance living close to shopping, schools, transit, major

roadways including Stoney Trail, and Calgary International AIRPORT. Perfect for first-time buyers, young professionals, downsizers, or investors looking for a turnkey opportunity in a growing neighborhood. Move in right away or choose a flexible possession timeline to suit your needs. An excellent opportunity to own in one of Calgary's most dynamic communities. Call your favorite realtor to book showings.