

**2406, 15 Skyview Point Crescent
Calgary, Alberta**

MLS # A2316010



\$269,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 589 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air | 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 | | |

Inclusions: N/A

Welcome to this stunning 2-bedroom, 1-bathroom condo in the vibrant community of Skyview Ranch NE! This beautifully designed top-floor corner unit offers an open-concept layout filled with natural light, enhanced by oversized windows, 9-ft ceilings, and modern finishes throughout. The stylish kitchen features quartz countertops, stainless steel appliances, soft-close cabinetry, a spacious pantry, and a functional island perfect for entertaining. Enjoy the comfort of vinyl plank flooring, in-suite laundry, and a private balcony with beautiful views and a BBQ gas line, perfect for enjoying summer BBQs with friends and family. The conveniently located 4-piece bathroom offers both style and functionality, while both bedrooms are generously sized, ideal for first-time buyers, professionals, roommates, or investors. This unit also includes titled underground parking, a storage locker, and secure bike storage. Located within walking distance to schools, parks, shopping, restaurants, transit, and major roadways including Stoney Trail and Deerfoot Trail, with quick access to Calgary International Airport. Move-in ready with flexible possession available, an incredible opportunity to own in one of Calgary's fastest-growing communities!