



**2202, 151 Skyview Bay NE  
Calgary, Alberta**

**MLS # A2288092**



**\$429,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 498
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

| 3 BEDS | 2 BATHS | END UNIT | BALCONY + WRAP AROUND ROOFTOP PATIO | UNDERGROUND PARKING | Welcome to this bright and open concept end unit townhome located in the community of Skyview. The main level features a modern kitchen complete with stainless steel appliances, quartz countertops, and a matching island that flows seamlessly into the dining and living areas. A door leads to the first balcony, perfect for enjoying your morning coffee or relaxing outdoors. This level also offers two good-sized bedrooms and a full 4-piece bathroom. Upstairs, a spacious bonus room provides additional living space and opens onto the large wrap around rooftop patio, ideal for entertaining or enjoying the outdoors. With no neighbours above, the primary bedroom offers added privacy and features its own 3-piece ensuite, a generous closet, and direct access to a secondary private entrance to the unit, offering additional convenience and flexibility. Enjoy peace of mind with condo fees that include heat, water, snow removal, and more. The home also comes with a heated underground parking stall, ample visitor parking, and dedicated bicycle storage. Conveniently located close to schools, shopping, Costco, the airport, and major roadways for easy commute. Do not miss this opportunity. Call your favourite agent to book a showing today.