



GRASSROOTS
REALTY GROUP

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**2216, 151 Skyview Bay NE
Calgary, Alberta**

MLS # A2299646



\$379,999

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,046 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.00 Acre		
Lot Feat:	See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 417
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE 19 APRIL (1PM-4PM)- This well-maintained home offers a smart layout comfortable living throughout. Upon entry, you are welcomed by a beautifully appointed kitchen to the right, featuring stainless steel appliances, elegant pot lights, and quality finishes throughout. Straight ahead, a spacious dining area provides the perfect setting for family gatherings and entertaining. The main floor also offers a generously sized bedroom and a 3-piece bathroom, ideal for guests or multi-generational living. This level further includes a comfortable sitting area with access to a private east-facing balcony, perfect for enjoying your morning coffee or relaxing in the evening. Elegant metal spindle railings add a modern architectural touch to the main floor, enhancing the overall aesthetic appeal. A convenient stackable laundry area completes this level. Upstairs, you will find a separate entrance leading to an expansive and inviting living area filled with natural light. The upper level features a well-appointed primary bedroom with a 4-piece ensuite that includes a standing shower. Just off the primary bedroom, step onto the rooftop patio, an exceptional outdoor space ideal for hosting summer gatherings or unwinding during peaceful evenings, while enjoying open east-facing views. Adding even more value, this townhome is situated above ground-floor commercial units, providing unmatched convenience right within the building. Enjoy immediate access to everyday essentials including a pizza shop, dayhome services, a barbershop, convenience store, and other local businesses, all just steps from your door. The location is highly desirable, with nearby schools, parks, pharmacies, grocery stores, dining options, and shopping amenities within close proximity. Minutes to Calgary International Airport, this property offers exceptional accessibility for frequent travelers and commuters alike.

Everything you need is easily accessible, making this a truly ideal place to call home.