



GRASSROOTS
REALTY GROUP

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2218, 151 Skyview Bay NE
Calgary, Alberta

MLS # A2334402



\$299,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	747 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 319
Basement:	None	LLD:	-
Exterior:	Concrete, Other	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions:	N/A
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Welcome to this bright and well-maintained one-bedroom, one-and-a-half-bathroom townhome in the vibrant community of Skyview Ranch. Featuring a unique two-level design with separate entrances on both levels, this home offers a comfortable and functional layout. The main level welcomes you with soaring ceilings and a spacious open concept living, dining, and kitchen area. The kitchen is finished with quartz countertops, stainless steel appliances, ample cabinetry, pot lights, and a large workspace that is perfect for everyday living and entertaining. This level also includes a convenient half bathroom, stackable laundry, and access to a private south-facing balcony that fills the home with natural sunlight. Upstairs, you will find a generous primary bedroom with its own four-piece ensuite and access to a private rooftop patio, an ideal space to enjoy your morning coffee, entertain guests, or relax during warm summer evenings. The south-facing exposure provides plenty of natural light throughout the bedroom and outdoor spaces. Located above ground-floor commercial units, this property offers excellent convenience with restaurants, shops, personal services, and everyday essentials just steps away. Schools, parks, grocery stores, pharmacies, and additional shopping are all nearby, with easy access to major roadways and Calgary International Airport. A great opportunity for first-time buyers, professionals, or investors looking for a low-maintenance home in a convenient location.