



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #2214, Calgary T3N 2K1

MLS® #: **A2165622**

Area: **Cityscape**

Listing Date: **09/13/24**

List Price: **\$399,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **693**
Low Sqft:
Ttl Sqft: **693**

DOM

6

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**

Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Composite Siding**

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Kitchen Island, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	9`0" x 11`2"
4pc Bathroom	Main	4`11" x 8`3"
Den	Main	6`0" x 6`0"
Kitchen	Main	11`1" x 11`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`0" x 9`8"
3pc Ensuite bath	Main	5`4" x 7`4"
Living Room	Main	10`2" x 11`3"

Legal/Tax/Financial

Condo Fee:
\$285

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2 d111

Legal Desc: **2411038**

Remarks

Pub Rmks: **This brand-new apartment offers a spacious and stylish layout, perfect for those seeking a comfortable and convenient lifestyle. The apartment offers the luxury of spacious living areas, including a well-appointed kitchen with modern appliances, in-suite laundry, and a cozy den ideal for relaxation or home office use. The Primary bedroom with 3pc ensuite bathroom provides ample space for relaxation and privacy. The second bedroom with nice closet space is perfect for your family or guest. Bright balcony face to outside to give you a wide view and lights. Enjoy the benefits of living in a well-maintained building, including amenities such as a fitness center, bicycle storage, and secure parking. Located in the vibrant Cityscape community, offering easy access to shops, restaurants, entertainment, and the airport. The buses' stop right in front of the building. This is your opportunity to experience the best of urban living. Don't miss out on this incredible opportunity!**

Inclusions:
Property Listed By: **N/A
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









