



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #2414, Calgary T3N2K1

MLS® #: **A2168599** Area: **Cityscape** Listing Date: **09/26/24** List Price: **\$405,000**
 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:

Access:

Lot Feat:
 Park Feat: **Stall, Titled, Underground**

Finished Floor Area

Abv Sqft: **706**
 Low Sqft:
 Ttl Sqft: **706**

DOM

86
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Composite Siding**
 Flooring: **Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**
 Int Feat: **Kitchen Island, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	7`7" x 5`6"	4pc Bathroom	Main	5`0" x 8`4"
Balcony	Main	9`10" x 6`9"	Bedroom	Main	9`3" x 12`1"
Den	Main	9`5" x 6`1"	Kitchen	Main	11`10" x 11`3"
Living Room	Main	10`3" x 11`2"	Bedroom - Primary	Main	9`3" x 11`3"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$296

Fee Simple

M-X2 d111

Fee Freq:

Monthly

Legal Desc: **2411038**

Remarks

Pub Rmks: **Welcome to this stunning TWO BEDROOM, TWO FULL BATHROOM condo located in the Cityscape. Newly Built in 2024, this impeccably clean 4th FLOOR unit offers beautiful views from the BALCONY, along with titled underground parking. Featuring 9' ceilings, oversized windows, and LVP flooring throughout, this apartment is designed for comfort. Inside, you'll find a bright, open layout that leads to a modern kitchen with ceiling-height cabinets and quartz countertops. The spacious living area opens onto a generous balcony. Primary bedroom is well-sized, featuring a walk-in closet that connects to a 3-piece bathroom. There comes another spacious second room, 4 piece bathroom and ensuite laundry. 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. This is your opportunity to experience the best of urban living. Don't miss out on this incredible opportunity!**

Inclusions: **N/A**
Property Listed By: **MaxWell Central**

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