



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**395 SKYVIEW PARKWAY #2518, Calgary T3N 2K1**

MLS®#: **A2175191**      Area: **Cityscape**      Listing Date: **10/24/24**      List Price: **\$364,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$34k, 27-Nov**      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:

Finished Floor Area  
 Abv Sqft: **692**  
 Low Sqft:  
 Ttl Sqft: **692**

**Secured, Titled, Underground**

DOM

**58**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding**  
 Heating: **Central**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Oven, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Walk-In Closet(s)**  
 Utilities: **Cable Internet Access, Fiber Optics Available**

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$285**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-X2 d111**

Legal Desc: **2411038**

Remarks

Pub Rmks: **Discover your dream home in this exquisite 2-bedroom, 2-bathroom apartment, perfectly situated on the top floor to offer breathtaking downtown views. This modern living space features expansive large windows that flood the rooms with natural light, creating a warm and inviting atmosphere. Step inside to find luxury vinyl plank (LVP) flooring throughout, providing both durability and style. The open-concept layout seamlessly connects the living area to the gourmet kitchen, where elegant quartz countertops elevate your cooking experience. Whether you're a culinary enthusiast or just enjoy entertaining, this kitchen is sure to impress. Relax and unwind on your private south-facing balcony, ideal for basking in the sunlight or enjoying evening sunsets. Located conveniently on the same floor, residents have access to an exclusive gym room, making it effortless to maintain an active lifestyle without having to leave home. The apartment also includes secure underground titled parking and bike storage for your convenience. Don't miss the opportunity to reside in this beautiful and brand-new apartment, where luxury meets functionality in the heart of downtown living. Schedule a viewing today!**

Inclusions:  
Property Listed By: **Blinds**  
**Zolo Realty**

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









