

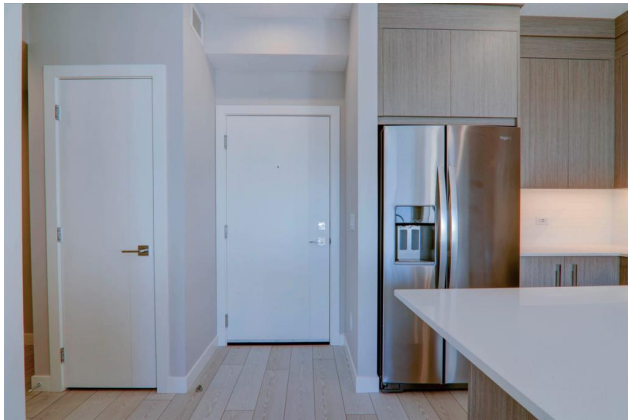


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**395 SKYVIEW Parkway #2419, Calgary T3N2K1**

MLS® #: **A2176542**      Area: **Cityscape**      Listing Date: **10/31/24**      List Price: **\$348,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$11k, 11-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: **Stall, Titled, Underground**

Finished Floor Area

Abv Sqft: **695**  
 Low Sqft:  
 Ttl Sqft: **695**

DOM

**51**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line, Courtyard**

Construction: **Composite Siding, Mixed**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Breakfast Bar, Kitchen Island, Open Floorplan, Walk-In Closet(s)**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$285

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

**M-X2 d111**

Legal Desc: **2411038**

Remarks

Pub Rmks: **Discover modern living in this brand-new, never-lived-in 2-bedroom + den, 2-bath condo! This stylish unit boasts abundant natural light throughout, creating a bright and welcoming space. Perfect for investors, first-time buyers, or those looking to downsize, this home offers both functionality and convenience. The thoughtfully designed layout provides an open living area, spacious bedrooms, and a versatile den—ideal for a home office or extra storage. Enjoy the convenience of an onsite gym, pet wash station, and secure underground parking. Located in a vibrant neighborhood with shopping and transit just steps away. Don't miss out on this excellent investment opportunity or a fantastic place to call home!**

Inclusions: **None**  
Property Listed By: **RE/MAX Complete Realty**

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



