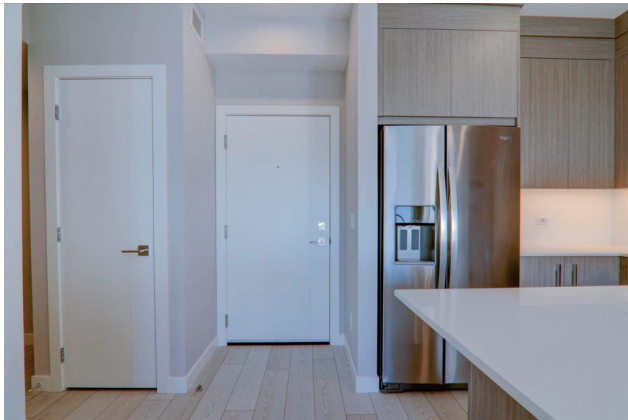


**395 SKYVIEW Parkway #2419, Calgary T3N2K1**

MLS®#: **A2176542**      Area: **Cityscape**      Listing **10/31/24**      List Price: **\$348,900**  
 Status: **Active**      County: **Calgary**      Date:      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:

Finished Floor Area  
 Abv Sqft: **695**  
 Low Sqft:  
 Ttl Sqft: **695**

DOM

**21**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding,Mixed**  
 Heating: **Baseboard**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,BBQ gas line,Courtyard**      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
<b>Den</b>	<b>Main</b>	<b>6`0" x 6`0"</b>	<b>Entrance</b>	<b>Main</b>	<b>7`0" x 6`0"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>11`8" x 11`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`2" x 11`1"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`5" x 5`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 9`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`4"</b>	<b>Balcony</b>	<b>Main</b>	<b>9`8" x 6`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`1" x 11`1"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$285

Fee Simple

M-X2 d111

Fee Freq:

Monthly

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**



