



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**395 SKYVIEW Parkway #2410, Calgary T3N 2K1**

MLS®#: **A2176554**

Area: **Cityscape**

Listing Date: **10/30/24**

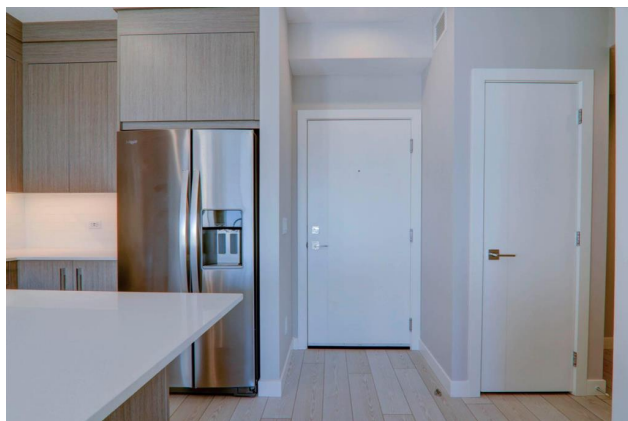
List Price: **\$348,900**

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:

Finished Floor Area

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

Access:  
Lot Feat:  
Park Feat:

**Garage Door Opener,Paved,Titled,Underground**

DOM

**22**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Elevator,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting**  
Utilities:

Room Information

| Room                     | Level       | Dimensions           | Room                    | Level       | Dimensions           |
|--------------------------|-------------|----------------------|-------------------------|-------------|----------------------|
| <b>Den</b>               | <b>Main</b> | <b>6`0" x 6`0"</b>   | <b>3pc Ensuite bath</b> | <b>Main</b> | <b>7`5" x 5`5"</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>Bedroom - Primary</b> | <b>Main</b> | <b>9`1" x 11`11"</b> | <b>Walk-In Closet</b>   | <b>Main</b> | <b>7`6" x 4`8"</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>   |                         |             |                      |

Legal/Tax/Financial

Condo Fee:  
**\$285**

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

Zoning:  
**M-X2 D111**

Legal Desc: **2411038**

Remarks

Pub Rmks: **Check out this awesome, bright and spacious condo, it's got everything you need with two comfy bedrooms, a handy den for working or chilling, and modern bathrooms. You'll love the building's perks—there's a gym to keep fit, a rec room for hanging out, a pet wash station, and secure underground parking. Plus, it's super close to shopping, schools, and everything you need nearby. Perfect for anyone looking for a fresh start, an investment or downsizing without compromise. —don't miss out on making this place yours!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Complete Realty**

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



