



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #1513, Calgary T3N 2K1

MLS® #: **A2176562**

Area: **Cityscape**

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

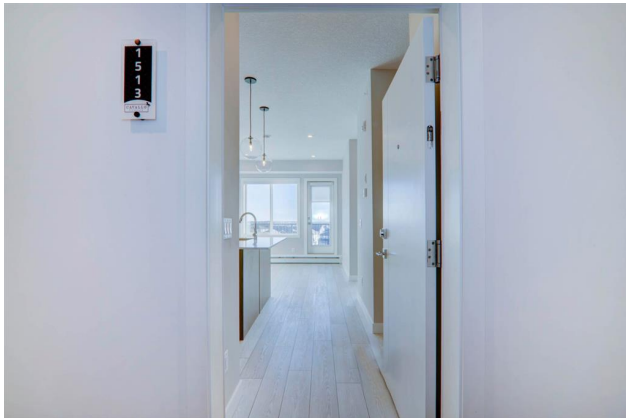
List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 11-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **693**
Low Sqft:
Ttl Sqft: **693**

DOM

52
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Driveway,Garage Door Opener,Paved,Public Electric Vehicle Charging Station(s),Titled,Underground

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:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	73`1" x 6`0"	Den	Main	6`0" x 6`0"
Eat in Kitchen	Main	11`8" x 11`3"	Living Room	Main	10`2" x 11`1"
Bedroom	Main	9`1" x 9`7"	4pc Bathroom	Main	4`10" x 8`4"
Bedroom - Primary	Main	9`2" x 11`1"	Walk-In Closet	Main	7`5" x 4`8"
3pc Ensuite bath	Main	7`5" x 5`5"	Balcony	Main	9`9" x 6`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$285

Fee Simple
Fee Freq:
Monthly

M-X2 D111

Legal Desc: **2411038**

Remarks

Pub Rmks: **Don't miss this brand-new 2-bedroom, 2-bath + den condo with stunning south-facing views of the mountains and city skyline! Bright, open, and super welcoming, it's got two cozy bedrooms, a den that's perfect for a home office or chill zone, and modern bathrooms. The building is packed with great amenities—hit the gym, relax in the rec room, and there's even a pet wash station for your furry friend. Underground parking keeps things easy, and with shopping, schools, and more nearby, this spot has everything you need for a fresh start in style!**

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





