



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**395 SKYVIEW Parkway #1306, Calgary T3N2K1**

MLS®#: **A2176563**

Area: **Cityscape**

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

List Price: **\$346,900**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 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:

Finished Floor Area  
Abv Sqft: **703**  
Low Sqft:  
Ttl Sqft: **703**

**Off Street,Stall,Titled,Underground**

DOM

**52**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`4"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`5" x 4`8"</b>
<b>Den</b>	<b>Main</b>	<b>6`0" x 6`0"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>12`1" x 11`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`9" x 6`9"</b>

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`1" x 11`1"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`5" x 5`4"</b>
<b>Entrance</b>	<b>Main</b>	<b>7`6" x 6`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`8" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 9`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$285**

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

Zoning:  
**M-X2 d111**

Legal Desc: **2411038**

Remarks

Pub Rmks: **Welcome to an immaculate, brand-new 2-bedroom + den, 2-bath apartment, offering modern elegance and unmatched convenience. With abundant natural light filling every corner, this spacious layout provides two comfortable bedrooms, a flexible den perfect for work or relaxation, and sleek bathrooms featuring high-quality finishes. The building amenities are thoughtfully curated, including a fully equipped gym, a pet wash area, and secure underground parking. Located just moments from shopping, transit, and local dining, this property offers an exceptional lifestyle for investors, first-time buyers, and those looking to downsize without compromise. Call to book your showing today!**

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**









