



395 SKYVIEW Parkway #2508, Calgary T3N 2K1

MLS®#: **A2176568** Area: **Cityscape** Listing **10/30/24** List Price: **\$384,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 15-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: **836**
 Low Sqft:
 Ttl Sqft: **836**

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

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 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**
 Int Feat: **Elevator,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`7" x 5`6"	Kitchen	Main	11`10" x 10`4"
Living Room	Main	10`0" x 11`1"	Bedroom	Main	8`11" x 9`10"
4pc Bathroom	Main	7`11" x 4`11"	Bedroom	Main	8`11" x 9`0"
Entrance	Main	6`1" x 5`7"	Bedroom - Primary	Main	9`5" x 10`8"
Walk-In Closet	Main	7`7" x 4`5"	3pc Ensuite bath	Main	7`6" x 4`11"
Balcony	Main	29`3" x 6`6"			

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2 D111

Legal Desc: **2411038**

Remarks

Pub Rmks: **2 TITLED PARKING STALLS-INVESTMENT OPPORTUNITY!! Explore this modern, newly built 3-bedroom, 2-bath apartment, already tenant-occupied and perfect for investors! With a spacious layout, this apartment features three generous bedrooms, two contemporary bathrooms, and a large balcony complete with a BBQ hookup—ideal for outdoor entertaining. The building offers fantastic amenities, including a gym, recreation room, and a pet wash station for convenience. Located close to transit, schools, and shopping, this property is situated in a highly accessible neighborhood, making it an excellent choice for renters seeking a blend of comfort and convenience.**

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









