



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #2409, Calgary T3N2K1

MLS®#: **A2179611**

Area: **Cityscape**

Listing Date: **11/17/24**

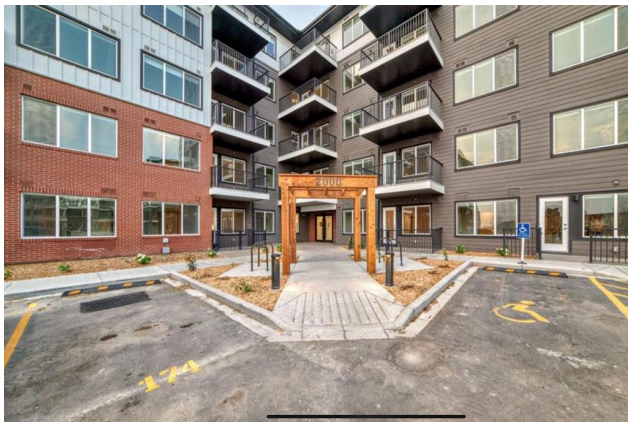
List Price: **\$389,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2024**

Lot Information

City/Town:
Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **835**
Low Sqft:
Ttl Sqft: **835**

DOM

34
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`0" x 10`9"
4pc Bathroom	Main	7`10" x 4`11"
Bedroom - Primary	Main	9`5" x 10`9"
Balcony	Main	29`3" x 6`7"

Room	Level	Dimensions
Bedroom	Main	8`11" x 9`11"
Bedroom	Main	8`11" x 9`0"
3pc Ensuite bath	Main	7`6" x 4`11"
Dining Room	Main	9`7" x 8`4"

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple

Zoning:
M-X2 d111

Fee Freq:
Monthly

Legal Desc: **2411038**

Remarks

Pub Rmks: **3 BEDROOM | BRAND NEW | OVERSIZED BALCONY | This brand-new apartment offers a spacious and stylish layout featuring three spacious Bedrooms and two Bathrooms. Premium luxury vinyl plank flooring extends throughout the open-concept living space. The unit coming with stainless steel appliances, sleek quartz countertops, and stylish cabinetry. The Primary Suite is a true retreat, features a generous walk-through closet that leads to a 3-piece ensuite Bathroom. The additional two Bedrooms offer ample closet space, making them perfect for family, guests, or a versatile home office. Gym/Fitness Centre is equipped with a weight room, as well as dedicated spaces for yoga and spin classes, catering to all your fitness needs. The Entertainment Lounge/Media Room provides a stylish venue for socializing and enjoying movies or gatherings with friends and family. For pet owners, the Pet Spa includes both washing and grooming stations. . Cyclists HAVE dedicated Bicycle Storage and Repair Room, making it easy to maintain and store your bike. Don't miss out on this incredible opportunity!**

Inclusions:
Property Listed By: **NA
RE/MAX Complete Realty**

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



