



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**395 SKYVIEW Parkway #2214, Calgary T3N 2K1**

MLS®#: **A2183197**

Area: **Cityscape**

Listing Date: **12/12/24**

List Price: **\$352,000**

Status: **Active**

County: **Calgary**

Change: **None**

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**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Underground**

DOM

**9**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**  
Sewer: **Balcony, BBQ gas line**

Construction: **Composite Siding**

Flooring: **Vinyl Plank**

Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Kitchen Island, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`0" x 11`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`3"</b>
<b>Den</b>	<b>Main</b>	<b>6`0" x 6`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 11`7"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`8"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`4" x 7`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`2" x 11`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$285**

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

Zoning:  
**M-X2 d111**

Legal Desc: **2411038**

Remarks

Pub Rmks: **This brand-new apartment offers a spacious and stylish layout, perfect for those seeking a comfortable and convenient lifestyle. The apartment offers the luxury of spacious living areas, including a well-appointed kitchen with modern appliances, in-suite laundry, and a cozy den ideal for relaxation or home office use. The Primary bedroom with 3pc ensuite bathroom provides ample space for relaxation and privacy. The second bedroom with nice closet space is perfect for your family or guest. Bright balcony face to outside to give you a wide view and lights. Enjoy the benefits of living in a well-maintained building, including amenities such as a fitness center, bicycle storage, and secure parking. Located in the vibrant Cityscape community, offering easy access to shops, restaurants, entertainment, and the airport. The buses' stop right in front of the building. This is your opportunity to experience the best of urban living. Don't miss out on this incredible opportunity!**

Inclusions:  
Property Listed By: **N/A**  
**CIR Realty**

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











