



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**

DOM

41

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:

Underground

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> |
|--------------------------|--------------|----------------------|
| Bedroom - Primary | Main | 9`0" x 11`2" |
| 4pc Bathroom | Main | 4`11" x 8`3" |
| Den | Main | 6`0" x 6`0" |
| Kitchen | Main | 11`1" x 11`7" |

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

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











