



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**395 SKYVIEW Parkway #2409, Calgary T3N2K1**

MLS®#: **A2186497**

Area: **Cityscape**

Listing Date: **01/09/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

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

DOM

**13**  
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: **INVESTOR OR FIRST TIME BUYER ALERT- BRAND NEW , TENANT OCCUPIED I 3 BEDROOM I OVERSIZED BALCONY currently paying \$2150 PER MONTH + UTILITIES . 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**









