



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #2419, Calgary T3N2K1

MLS®#: **A2188804**

Area: **Cityscape**

Listing Date: **01/19/25**

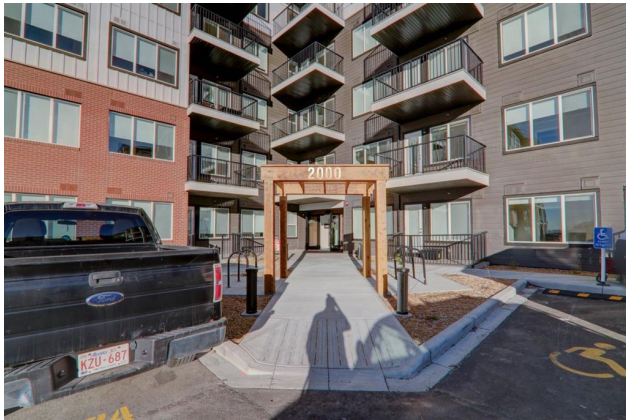
List Price: **\$343,900**

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: **695**
Low Sqft:
Ttl Sqft: **695**

DOM

52
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Guest,Owned,Parkade,Stall,Titled

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard**

Construction: **Composite Siding,Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,Quartz Counters**
Utilities: **Electricity Connected,Garbage Collection,High Speed Internet Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	5`11" x 6`0"	Eat in Kitchen	Main	11`8" x 11`2"
3pc Ensuite bath	Main	7`5" x 5`5"	4pc Bathroom	Main	4`11" x 8`4"
Bedroom - Primary	Main	9`1" x 11`1"	Entrance	Main	7`0" x 6`0"
Walk-In Closet	Main	7`6" x 4`7"	Balcony	Main	9`9" x 6`9"
Bedroom	Main	9`1" x 9`8"	Living Room	Main	10`2" x 11`1"

Legal/Tax/Financial

Condo Fee:
\$285

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2 d111

Legal Desc: **2411038**

Remarks

Pub Rmks: **Discover modern living in this brand-new, never-lived-in 2-bedroom + den, 2-bath condo! This stylish unit boasts abundant natural light throughout, creating a bright and welcoming space. Perfect for investors, first-time buyers, or those looking to downsize, this home offers both functionality and convenience. The thoughtfully designed layout provides an open living area, spacious bedrooms, and a versatile den —ideal for a home office or extra storage. Enjoy the convenience of an onsite gym, pet wash station, and secure underground parking. Located in a vibrant neighborhood with shopping and transit just steps away. Don't miss out on this excellent investment opportunity or a fantastic place to call home!**

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





