



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #1306, Calgary T3N2K1

MLS®#: **A2188809**

Area: **Cityscape**

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

List Price: **\$333,900**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **703**
Low Sqft:
Ttl Sqft: **703**

Guest,Owned,Parkade,Stall,Titled

DOM

3

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

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
4pc Bathroom	Main	4`11" x 8`4"
Bedroom - Primary	Main	9`1" x 11`1"
3pc Ensuite bath	Main	7`5" x 4`8"
Entrance	Main	7`6" x 6`0"
Living Room	Main	10`8" x 11`0"

Room	Level	Dimensions
Bedroom	Main	9`1" x 9`7"
Walk-In Closet	Main	7`5" x 4`8"
Den	Main	6`0" x 6`0"
Eat in Kitchen	Main	12`1" x 11`2"
Balcony	Main	9`9" x 6`9"

Legal/Tax/Financial

Condo Fee:
\$285

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2 d111

Legal Desc: **2411038**

Remarks

Pub Rmks: **Welcome to an immaculate, brand-new 2-bedroom + den, 2-bath apartment, offering modern elegance and unmatched convenience. With abundant natural light filling every corner, this spacious layout provides two comfortable bedrooms, a flexible den perfect for work or relaxation, and sleek bathrooms featuring high-quality finishes. The building amenities are thoughtfully curated, including a fully equipped gym, a pet wash area, and secure underground parking. Located just moments from shopping, transit, and local dining, this property offers an exceptional lifestyle for investors, first-time buyers, and those looking to downsize without compromise. Call to book your showing today!**

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







