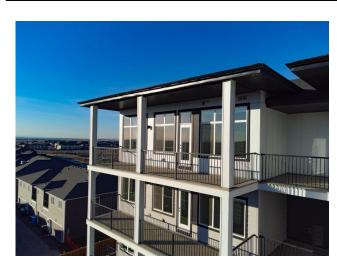


395 SKYVIEW Parkway #1513, Calgary T3N2K1

MLS®#: A2188816 Cityscape Listing 01/19/25 List Price: **\$338,900** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Sub Type: Apartment City/Town: Calgary Year Built: 2024

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Park Feat:

Residential Prop Type:

Lot Information Low Sqft:

Ttl Sqft: 693

693

Finished Floor Area

Abv Saft:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

2.0 (2 0)

Apartment

13

Parkade, Stall, Titled

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Baseboard Heating:

Sewer:

Ext Feat: Balcony, BBQ gas line, Courtyard

Composite Siding, Wood Frame

Flooring:

Vinyl, Vinyl Plank Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Int Feat: Elevator, Kitchen Island, Quartz Counters

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	19`8" x 19`8"	Entrance	Main	23`3" x 19`8"
Eat in Kitchen	Main	38`3" x 36`11"	Living Room	Main	33`4" x 36`4"
Bedroom - Primary	Main	30`1" x 36`4"	Walk-In Closet	Main	24`4" x 15`4"
3pc Ensuite bath	Main	24`4" x 17`9"	Bedroom	Main	29`9" x 31`5"
4pc Bathroom	Main	15`10" x 27`4"	Balcony	Main	32`0" x 22`2"

Legal/Tax/Financial

 Condo Fee:
 Title:
 Zoning:

 \$285
 Fee Simple
 M-X2 D111

Fee Freq: Monthly

Legal Desc: **2411038**

Remarks

Pub Rmks: Don't miss this brand-new 2-bedroom, 2-bath + den condo with stunning south-facing views of the mountains and city skyline! Bright, open, and super welcoming,

it's got two cozy bedrooms, a den that's perfect for a home office or chill zone, and modern bathrooms. The building is packed with great amenities—hit the gym, relax in the rec room, and there's even a pet wash station for your furry friend. Underground parking keeps things easy, and with shopping, schools, and more

nearby, this spot has everything you need for a fresh start in style!

Inclusions: N

Property Listed By: RE/MAX Complete Realty

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









