

2518, 395 Skyview Parkway  
Calgary, Alberta

MLS # A2166404



**\$409,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	692 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 285
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-X2 d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Internet Access, Fiber Optics
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Walk-In Closet(s)		

**Inclusions:** na

Discover your dream home in this exquisite 2-bedroom, 2-bathroom apartment, perfectly situated on the top floor to offer breathtaking downtown views. This modern living space features expansive large windows that flood the rooms with natural light, creating a warm and inviting atmosphere. Step inside to find luxury vinyl plank (LVP) flooring throughout, providing both durability and style. The open-concept layout seamlessly connects the living area to the gourmet kitchen, where elegant quartz countertops elevate your cooking experience. Whether you're a culinary enthusiast or just enjoy entertaining, this kitchen is sure to impress. Relax and unwind on your private south-facing balcony, ideal for basking in the sunlight or enjoying evening sunsets. Located conveniently on the same floor, residents have access to an exclusive gym room, making it effortless to maintain an active lifestyle without having to leave home. The apartment also includes secure underground titled parking and bike storage for your convenience. Don't miss the opportunity to reside in this beautiful and brand-new apartment, where luxury meets functionality in the heart of downtown living. Schedule a viewing today!