

**2409, 395 Skyview Parkway NE  
Calgary, Alberta**

**MLS # A2295931**



**\$349,990**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 351
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters		

**Inclusions:** N/A

Welcome to #2409 at 395 Skyview Parkway NE, located in the vibrant community of Cityscape. This beautifully maintained 3-bedroom, 2-bathroom, titled underground parking, 1 storage space offers a modern open-concept layout with premium luxury vinyl plank flooring throughout the main living space. The chef-inspired kitchen features sleek quartz countertops, stainless steel appliances, and contemporary cabinetry, making it perfect for both everyday living and entertaining. The big balcony faces the playground and unit receives lot of natural light. The spacious primary bedroom includes a walk-through closet leading to a private 3-piece ensuite with standing shower, while the two additional bedrooms offer great flexibility for family, guests, or a home office. Enjoy the convenience of in-suite laundry, stylish window coverings, and an oversized private balcony perfect for relaxing and enjoying fresh air. Unit is currently rented at \$2150/month. This well-managed building offers excellent amenities, including a fully equipped fitness centre with weight room, yoga and spin space, and a beautifully landscaped courtyard. Ideally located close to parks, shopping, and all essential amenities, this property offers the perfect blend of comfort, convenience, and modern urban living. Book your private showing today.