

**2318, 395 Skyview Parkway NE
Calgary, Alberta**

MLS # A2302050



\$285,000

Division:	Cityscape		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	611 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 266
Basement:	-	LLD:	-
Exterior:	Composite Siding, Mixed	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully designed condominium located at 2318–395 Skyview Parkway NE in the vibrant northeast Calgary community of Cityscape. This modern residence offers a thoughtful blend of style, functionality, and everyday comfort, making it an excellent opportunity for homeowners and investors alike. Step inside to discover a bright, open-concept layout that seamlessly connects the living, dining, and kitchen areas. Large windows invite natural light to fill the space, creating an inviting atmosphere throughout the home. The contemporary kitchen is both stylish and practical, featuring sleek cabinetry, quartz countertops, and stainless steel appliances that make meal preparation effortless and enjoyable. The adjoining living area provides a comfortable setting for relaxing or entertaining guests, while access to a private balcony extends your living space outdoors. The unit offers well-proportioned bedrooms designed for comfort and flexibility. The primary bedroom includes a convenient walk-through closet leading to a private ensuite, creating a quiet retreat at the end of the day. Additional bedrooms can easily accommodate family members, guests, or a home office setup. In-suite laundry adds to the everyday convenience, while modern finishes and durable flooring enhance both the aesthetic and functionality of the space. This well-managed building provides residents with a range of amenities designed to complement an active lifestyle and landscaped outdoor areas. Located in the growing community of Cityscape in Calgary, this home places you close to parks, playgrounds, shopping, and essential services. The area continues to develop with new amenities, making it an increasingly desirable place to live while still offering convenient access to major roadways and the Calgary International Airport. Imagine yourself enjoying life

in Cityscape, where thoughtfully planned green spaces, pathways, and community amenities create a welcoming environment for all stages of life. Whether you are starting your homeownership journey, growing your family, or seeking a low-maintenance lifestyle, this is a place where you can feel connected, comfortable, and truly at home. Don't miss out on this one - book your private showing today!