

**1109, 395 Skyview Parkway NE
Calgary, Alberta**

MLS # A2320365



\$299,000

Division:	Cityscape		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	694 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 292
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to 1109, 395 Skyview Parkway NE. A well-designed GROUND-FLOOR condo in the growing community of Cityscape. Built in 2024, this 2-BEDROOM, 2-BATHROOM + DEN unit offers a smart and efficient layout with DIRECT GROUND-LEVEL ACCESS, TITLED UNDERGROUND PARKING, IN-SUITE LAUNDRY, and a private patio overlooking an OPEN GREEN SPACE and WALKING PATH instead of directly into another building. The open-concept kitchen and living area features QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, VINYL PLANK FLOORING, and modern cabinetry, creating a clean and functional space for everyday living. The primary bedroom includes a WALK-THROUGH CLOSET and PRIVATE ENSUITE, while the second bedroom and separate DEN add flexibility for a HOME OFFICE, guest space, nursery, or extra storage. The low monthly condo fee includes HEAT, WATER, SEWER, SNOW REMOVAL, TRASH, COMMON AREA MAINTENANCE, and RESERVE FUND CONTRIBUTIONS. Residents also have access to building amenities including a FITNESS CENTRE, BICYCLE STORAGE, ELEVATOR, and VISITOR PARKING. Located close to PARKS, PATHWAYS, SCHOOLS, SHOPPING, TRANSIT, and major routes, this home is a practical option for FIRST-TIME BUYERS, DOWNSIZERS, or INVESTORS looking for a newer condo in Calgary's northeast.