

## 780-228-4266 al@grassrootsrealtygroup.ca

## 2409, 395 Skyview Parkway NE Calgary, Alberta

MLS # A2208860



\$389,000

Division: Cityscape Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 835 sq.ft. Age: 2024 (1 yrs old) **Beds:** Baths: Garage: Underground Lot Size: Lot Feat:

**Heating:** Water: Baseboard Sewer: Floors: Vinyl Plank Roof: Condo Fee: \$ 342 **Basement:** LLD: Exterior: Zoning: Composite Siding M-X2 d111 Foundation: **Utilities:** 

Features: Breakfast Bar, Quartz Counters

Inclusions:

NΑ

INVESTOR OR FIRST TIME BUYER ALERT- BRAND NEW, TENANT OCCUPIED 1 3 BEDROOM I OVERSIZED BALCONY currently paying \$2150 PER MONTH + UTILITIES. This brand-new apartment offers a spacious and stylish layout featuring three spacious Bedrooms and two Bathrooms. Premium luxury vinyl plank flooring extends throughout the open-concept living space. The unit coming with stainless steel appliances, sleek quartz countertops, and stylish cabinetry. The Primary Suite is a true retreat, features a generous walk-through closet that leads to a 3-piece ensuite Bathroom. The additional two Bedrooms offer ample closet space, making them perfect for family, guests, or a versatile home office. Gym/Fitness Centre is equipped with a weight room, as well as dedicated spaces for yoga and spin classes, catering to all your fitness needs. The Entertainment Lounge/Media Room provides a stylish venue for socializing and enjoying movies or gatherings with friends and family. For pet owners, the Pet Spa includes both washing and grooming stations. . Cyclists HAVE dedicated Bicycle Storage and Repair Room, making it easy to maintain and store your bike. Don't miss out on this incredible opportunity!