



GRASSROOTS
REALTY GROUP

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2415, 395 Skyview Parkway NE
Calgary, Alberta

MLS # A2240004



\$367,500

Division:	Cityscape		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	700 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 292
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: KEY FOBS

Discover a beautifully crafted residence that perfectly marries style and functionality, boasting 2 spacious bedrooms plus a versatile den and 2 well-appointed bathrooms. The open-concept layout envelops you in a sense of space and airiness, enhanced by elegant, luxurious vinyl plank flooring that flows seamlessly throughout the living areas, infusing the home with warmth and sophistication. At the heart of this exquisite home lies a striking kitchen, designed to inspire culinary creativity. It features gleaming quartz countertops that sparkle in the light, complemented by polished stainless steel appliances and full-height cabinetry that offers abundant storage while elevating the aesthetic appeal. Retreat to the primary bedroom, a tranquil haven that beckons restful nights. It offers a generous walk-through closet leading to an exquisite 3-piece ensuite bathroom, complete with modern fixtures that exude a spa-like ambiance. The second bedroom and adaptable den offer versatile options for guests, a productive home office, or a serene space for your personal hobbies. Every detail has been meticulously crafted to enhance your living experience, from the convenience of in-suite laundry facilities to stylish custom window coverings that frame the views beautifully. Step outside to your private balcony, an idyllic escape where you can unwind while surrounded by the serenity of your own outdoor oasis. You will enjoy unparalleled amenities that enhance your lifestyle, including a cutting-edge fitness center, an inviting entertainment lounge perfect for gatherings, a pampering pet spa, and a lushly landscaped courtyard that serves as a scenic backdrop for leisurely strolls and relaxation. Experience the finest in modern living within this stunning home.

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