



**2520, 395 Skyview Parkway NE
Calgary, Alberta**

MLS # A2297292



\$310,000

Division:	Cityscape		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	700 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	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:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Experience elevated living featuring 2 spacious bedrooms, 2 beautifully appointed bathrooms, and a versatile den, this thoughtfully designed home provides the perfect balance of function and style. Step inside to discover a bright and airy open-concept layout, enhanced by large windows that flood the space with natural light while framing the stunning mountain backdrop. The living and dining areas flow seamlessly together, creating an inviting space for both quiet evenings and effortless entertaining. The top-floor location ensures added privacy, reduced noise, and an elevated sense of tranquility. The modern kitchen is both stylish and functional, featuring sleek quartz countertops, stainless steel appliances, and ample cabinetry, perfectly designed for everyday living and hosting alike. The primary bedroom serves as a peaceful retreat, complete with generous space and a private ensuite bathroom. The second bedroom is equally well-sized, ideal for guests, family, or additional workspace, complemented by a second full bathroom. Enjoy your morning coffee or unwind at the end of the day while taking in the serene mountain views, an ever-changing natural backdrop that enhances the overall living experience. Located in a quiet, well-established neighbourhood, this residence offers a peaceful setting without sacrificing convenience. With easy access to public transit, shopping centres, dining, and everyday essentials, everything you need is just moments away. Additional highlights include secure underground parking and a dedicated storage unit, providing both comfort and practicality. Residents of this meticulously maintained building enjoy a selection of desirable amenities, including a fully equipped fitness centre and a pet spa, perfect for active lifestyles and pet-friendly living. This is a rare opportunity to own a top-floor home that combines scenic beauty,

modern finishes, and exceptional convenience in one inviting package. Experience it for yourself, book your private tour today.