



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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2409, 395 Skyview Parkway NE  
Calgary, Alberta

MLS # A2253993



\$369,000

|             |                                |            |        |
|-------------|--------------------------------|------------|--------|
| Heating:    | Baseboard                      | Water:     | -      |
| Floors:     | Vinyl Plank                    | Sewer:     | -      |
| Roof:       | -                              | Condo Fee: | \$ 342 |
| Basement:   | -                              | LLD:       | -      |
| Exterior:   | Composite Siding               | Zoning:    | DC     |
| Foundation: | -                              | Utilities: | -      |
| Features:   | Breakfast Bar, Quartz Counters |            |        |
| Inclusions: | NA                             |            |        |

INVESTOR OR FIRST TIME BUYER ALERT- BRAND NEW , TENANT OCCUPIED | 3 BEDROOM | 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!