

**1509, 395 Skyview Parkway NE
Calgary, Alberta**

MLS # A2275579



\$349,000

Division:	Cityscape		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	695 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 285
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	See Remarks, Vinyl Windows		

Inclusions: N/A

Discover modern condo living in vibrant Skyview Ranch, where lifestyle meets convenience. This bright unit features a private balcony with sweeping views of the ROCKY MOUNTAINS and DOWNTOWN CALGARY, plus the added benefit of one titled parking stall and an assigned storage space just outside your door. Residents enjoy access to premium building amenities including a fully equipped gym, a welcoming lounge for gatherings, and even a pet spa in the parkade — making everyday living both comfortable and elevated. Daily essentials are close at hand with FreshCo, Mega Sanjha Punjab, and Pak Foods minutes away. Caf  , Rewind and Chai Sutta Bar offer cozy spots to unwind, while local favorites like Jaffa Shawarma and The ChaatBar serve up highly rated dining just steps from home. Outdoor recreation is nearby at Cityscape Wetland and Cornerstone Park, while families benefit from proximity to Prairie Sky School and Nelson Mandela High. Essential services such as Peter Lougheed Centre, Calgary Police SaddleTowne, and Cornerstone Fire Station No. 38 provide peace of mind. With SaddleTowne Station only 13 minutes away, commuting across the city is effortless. This condo offers the ideal blend of lifestyle, amenities, and views — a must-see opportunity in Calgary’s northeast.