

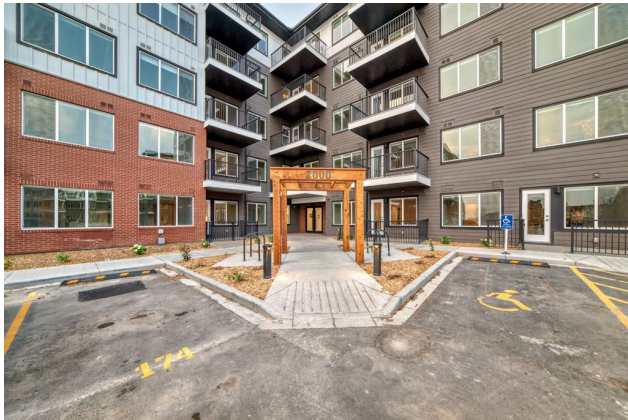


THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #2409, Calgary T3N2K1

MLS®#: **A2156014** Area: **Cityscape** Listing Date: **08/07/24** List Price: **\$409,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **835**
 Low Sqft:
 Ttl Sqft: **835**

Stall,Titled,Underground

DOM

42
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

Construction: **Composite Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`0" x 7`8"	Kitchen With Eating Area	Main	11`3" x 9`10"
Dining Room	Main	12`10" x 5`8"	Nook	Main	3`4" x 2`7"
3pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	9`0" x 8`11"
Bedroom	Main	9`11" x 9`0"	4pc Bathroom	Main	
Laundry	Main		Balcony	Main	29`1" x 6`5"
Bedroom - Primary	Main	10`9" x 9`5"			

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2 d111

Legal Desc: **2411038**

Remarks

Pub Rmks: **Introducing Cavallo in Cityscape by Truman, a New Standard of Urban Luxury. This stunning new residence is designed to offer unparalleled comfort and style, featuring three spacious Bedrooms and two Bathrooms. From the moment you step inside, you'll be captivated by the elegant interiors that define this exceptional home. Premium luxury vinyl plank flooring extends throughout the open-concept living space, creating a seamless flow and a sense of continuity. The heart of the home is the chef-inspired Kitchen, a space where culinary dreams come to life. Outfitted with stainless steel appliances, sleek quartz countertops, and stylish cabinetry, this kitchen is as functional as it is beautiful. The Primary Suite is a true retreat, offering a serene escape from the bustle of everyday life. It 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. Modern living is further enhanced by convenient in-suite Laundry facilities and Window Treatments. An oversized Balcony, accessible from the Living Room, offers a private outdoor space where you can unwind and enjoy the fresh air. Residents of Cavallo enjoy a range of exceptional amenities designed for both relaxation and recreation. The 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, ensuring your furry friends receive the care they deserve. Cyclists will appreciate the dedicated Bicycle Storage and Repair Room, making it easy to maintain and store your bike. The meticulously Landscaped Courtyard features plush seating areas where you can relax and enjoy the beautifully designed outdoor space. Experience the epitome of sophisticated urban living at Cavallo in Cityscape. Schedule your viewing today and see firsthand how this residence combines elegance with modern convenience.**

Inclusions: **n/a**
Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123