



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**395 SKYVIEW Parkway #2309, Calgary T3N 2K1**

MLS® #: **A2156258**

Area: **Cityscape**

Listing Date: **09/06/24**

List Price: **\$394,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 16-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **836**  
Low Sqft:  
Ttl Sqft: **836**

DOM

**12**  
Layout  
Beds: **3 (3)**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer**  
Int Feat: **Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 10`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>16`0" x 5`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`9" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`0"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`6" x 4`11"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>2`9" x 11`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`7" x 3`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 8`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$358

Fee Simple

M-X2

Fee Freq:  
Monthly

Legal Desc: 2411038

Remarks

Pub Rmks: **REDUCED \$15,000. BEST VALUE. Largest Layout in the building, Corner with Views. This brand new 3-bedroom, 2-bathroom home showcases refined craftsmanship in every detail. Step into a bright, open-concept living area, where premium luxury vinyl plank flooring seamlessly unites the space with both elegance and durability. The gourmet kitchen is the heart of the home, featuring sleek quartz countertops, stainless steel appliances, and full-height cabinetry—offering the perfect balance of form and function, whether you're preparing weeknight meals or hosting gatherings. The serene primary suite offers a personal retreat with a walk-through closet leading to a well-appointed 3-piece ensuite. Two additional bedrooms provide flexibility, making them ideal for family, guests, or a home office. Additional highlights include in-suite laundry for convenience and a full width, over-sized private patio accessible from the living room, perfect for enjoying your own outdoor oasis. A large heated, secured underground parking stall complete this unit. Living at Cavallo is more than just having a beautiful home—it's about embracing a lifestyle. Residents have access to premium amenities including a state-of-the-art gym, an entertainment lounge, a pet spa, and a beautifully landscaped courtyard, providing ample space for both relaxation and recreation. This home comes with 1-2-5-10 year Alberta New Home Warranty. Check it out today!**

Inclusions: N/A  
Property Listed By: eXp Realty

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









