



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #2203, Calgary T3N2K1

MLS®#: **A2161676** Area: **Cityscape** Listing Date: **09/07/24** List Price: **\$325,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 01-Nov** 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: **Stall**

Finished Floor Area

Abv Sqft: **623**
 Low Sqft:
 Ttl Sqft: **623**

DOM

75
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt/Gravel**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	11`0" x 10`8"	Kitchen	Main	13`5" x 8`1"
Bedroom - Primary	Main	10`0" x 9`1"	Walk-In Closet	Main	6`5" x 2`11"
Bedroom	Main	10`2" x 8`11"	Foyer	Main	5`11" x 5`0"
Laundry	Main	3`7" x 2`9"	4pc Bathroom	Main	7`4" x 4`10"
Balcony	Main	8`2" x 7`9"			

Legal/Tax/Financial

Condo Fee:
\$254

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2 d111

Legal Desc: **2411038**

Remarks

Pub Rmks: **Welcome to CAVALLO, a stunning, BRAND-NEW 2 BED, 1 BATH condo located in the vibrant Cityscape community of Northeast Calgary. This modern home greets you with an open-concept design, featuring 9-foot ceilings, Luxury Vinyl Plank (LVP) throughout and expansive windows that flood the space with natural light. The contemporary kitchen is a chef's dream, complete with soft-close cabinetry, a spacious pantry for all your culinary needs, and top-of-the-line Whirlpool energy-efficient stainless steel appliances. The convenience of in-suite laundry adds to the ease of living in this thoughtfully designed space. The primary bedroom features a walk-through closet leading to a luxurious 4-piece bath, perfect for unwinding after a long day. The second bedroom offers versatility, serving as a comfortable guest room or an ideal home office for those working from home. Cavallo's pet-friendly building offers exceptional amenities, including a pet spa, a modern fitness center, plenty of visitor parking, and ample EV parking. Situated close to restaurants, shopping, and entertainment, this condo is the perfect blend of style, comfort, and convenience for your modern lifestyle.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









