



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #1111, Calgary T3N2K1

MLS®#: **A2163138**

Area: **Cityscape**

Listing Date: **09/05/24**

List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **692**
Low Sqft:
Ttl Sqft: **692**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Titled,Underground**

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
Living Room	Main	10`3" x 9`10"
Bedroom - Primary	Main	9`2" x 11`0"
Bedroom	Main	9`1" x 9`7"
4pc Bathroom	Main	
Balcony	Main	9`1" x 6`8"

Room	Level	Dimensions
Kitchen With Eating Area	Main	11`8" x 11`3"
3pc Ensuite bath	Main	0`0" x 0`0"
Den	Main	6`5" x 5`11"
Laundry	Main	

Legal/Tax/Financial

Condo Fee:
\$285

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2 d111

Legal Desc: **2411038**

Remarks

Pub Rmks: **Discover this stunning new residence, thoughtfully designed for those who value both comfort and style. Offering 2 spacious Bedrooms, 2 Bathrooms, every corner of this home reflects refined craftsmanship and attention to detail. As you step inside, you're immediately welcomed by the seamless elegance of premium luxury vinyl plank flooring, which flows effortlessly through the open-concept living space, creating a harmonious blend of style and practicality. The heart of the home is the Kitchen, outfitted with sleek Quartz countertops, Stainless Steel Appliances, and Full Height Cabinetry, this kitchen perfectly balances form and function, offering an inspiring space to create memorable meals. The Primary Suite is a peaceful retreat, designed to provide the ultimate in comfort and relaxation. A generously sized walk-through closet leads to a 3-piece Ensuite. One additional Bedroom, and Den provide versatility—ideal for family, guests, or a home office. Convenience is key, featuring in-suite laundry and window treatments for added comfort. Step outside to your patio, accessible from the living room, where you can relax and soak in the fresh air—your own private escape amidst urban life. Living at Cavallo offers more than just a beautiful home; it's a lifestyle. Residents enjoy a wealth of amenities designed for both recreation and relaxation, including a Gym, Entertainment Lounge, Pet Spa and landscaped Courtyard. Experience Cavallo in Cityscape - Schedule a viewing today and discover how this exceptional residence seamlessly blends elegance with modern convenience. *Photo Gallery of Show Suite***

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