



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #2304, Calgary T3N 2K1

MLS® #: **A2163786** Area: **Cityscape** Listing Date: **09/06/24** List Price: **\$419,999**
 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:

Underground

Finished Floor Area

Abv Sqft: **839**
 Low Sqft:
 Ttl Sqft: **839**

DOM

12

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Kitchen Island, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	9`5" x 10`8"	Bedroom	Main	8`11" x 9`10"
Bedroom	Main	8`11" x 8`11"	4pc Bathroom	Main	4`11" x 7`5"
3pc Ensuite bath	Main	4`11" x 7`7"	Living Room	Main	10`0" x 11`1"
Kitchen	Main	11`9" x 15`11"			

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2 d111

Legal Desc: **2411038**

Remarks

Pub Rmks: **Discover the ultimate in urban living with this BRAND NEW 3-bedroom, 2-bathroom apartment at Cavallo Cityscape. This spacious residence offers an ideal blend of comfort, style, and convenience. Enjoy the LUXURY of ample living space, perfect for families or those who appreciate open-plan living. The well-appointed kitchen is equipped with modern appliances, making cooking and entertaining a breeze. The in-suite laundry gives you the convenience of doing laundry from the comfort of your home. The Primary bedroom with a BIG window and 3pc ensuite bathroom provides ample space for relaxation and privacy. The second bedroom has TWO windows that will give you a lot of light and view. The third bedroom also has an AMAZING window with nice closet space is perfect for your family or guess. A HUGE balcony face to inside of the building protect your privacy. Enjoy the benefits of living in a well-maintained building, including amenities such as a fitness center, bicycle storage, and secure parking. Located in the vibrant Cityscape community, offering easy access to shops, restaurants, entertainment, and the airport. Experience the best of urban living at Cavallo Cityscape. Don't miss out on this incredible opportunity!**

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

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











