



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**395 SKYVIEW Parkway #1121, Calgary T3N2K1**

MLS®#: **A2168377**

Area: **Cityscape**

Listing Date: **11/27/24**

List Price: **\$342,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Year Built:  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **689**  
Low Sqft:  
Ttl Sqft: **689**

DOM

**24**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`6" x 7`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`10" x 9`2"</b>	<b>Den</b>	<b>Main</b>	<b>6`0" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 11`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`4" x 10`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 9`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$285**

Title:  
**Fee Simple**

Zoning:  
**M-X2 d111**

Fee Freq:  
**Monthly**

Legal Desc: **2411038**

Remarks

Pub Rmks: **Welcome to this impeccably designed condo, where contemporary style meets everyday comfort. This residence boasts 2 parking spaces, 2 spacious bedrooms, a versatile den, and bathrooms, all thoughtfully crafted to meet modern living standards. Upon entry, you're greeted by premium vinyl plank flooring that flows across the open-concept layout, creating an expansive feeling. The gourmet kitchen, featuring quartz countertops, high-end stainless-steel appliances, and ample full-height cabinetry, balancing both style and functionality for hosting and daily use. The primary bedroom complete with a generous walk-through closet that leads into a chic 3-piece ensuite. Additional living spaces, including a second bedroom and a versatile den, provide flexibility for family, guests, or a home office. The convenience of in-suite laundry and an assigned storage unit enhances the ease of living in this beautiful home. Step outside to your private patio, perfect for unwinding or entertaining, with direct access that makes welcoming guests or walking pets a breeze. Cavallo in Cityscape offers more than just a residence; it provides a refined lifestyle, with access to premium amenities such as a fitness center, entertainment lounge, pet grooming spa, and a courtyard. Located in the heart of Cityscape, this condo represents the perfect fusion of style, comfort, and convenience. Do not miss this outstanding opportunity!**

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**















