



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #1209, Calgary T3N 2K1

MLS®#: **A2169240**

Area: **Cityscape**

Listing Date: **10/03/24**

List Price: **\$379,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 27-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **825**
Low Sqft:
Ttl Sqft: **825**

DOM

79

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Courtyard**

Construction:

Brick,Composite Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Electric Oven,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Kitchen Island

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`2" x 5`8"
Kitchen	Main	11`10" x 16`4"
Bedroom	Main	8`11" x 9`0"
Bedroom	Main	9`0" x 9`11"
Walk-In Closet	Main	7`7" x 4`5"
Balcony	Main	29`6" x 6`8"

Room	Level	Dimensions
Laundry	Main	3`8" x 5`8"
Living Room	Main	10`0" x 10`8"
4pc Bathroom	Main	7`10" x 4`11"
Bedroom - Primary	Main	9`5" x 10`8"
3pc Ensuite bath	Main	7`6" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2 d111

Legal Desc: **2411038;296**

Remarks

Pub Rmks: **Welcome to Cavallo at Cityscape by Truman! This modern home offers three well-appointed bedrooms and two bathrooms, all designed for maximum comfort and style. The open-concept layout features high-quality finishes throughout. Luxury vinyl plank flooring extends across the main living area, seamlessly connecting the spaces. The centerpiece of this home is the gourmet kitchen, which combines practicality and beauty with high quality stainless steel appliances, quartz countertops, and contemporary cabinetry. The spacious Primary Suite serves as your personal haven, complete with a walk-through closet leading to a beautifully designed 3-piece ensuite. The additional bedrooms offer generous closet space, making them perfect for accommodating guests, family members, or even setting up a home office. The unit is further enhanced by in-suite laundry and custom window treatments for added privacy and convenience. Step out onto your oversized private balcony, accessible from the living room, for the perfect spot to unwind and enjoy a breath of fresh air. Cavallo's residents have access to a gym and entertainment lounge for socializing or hosting events. Pet owners will appreciate the on-site pet spa, offering grooming and washing stations for pet care. Cyclists are also well-catered for, with a secure bike storage and repair room. Don't miss your chance to experience this exceptional lifestyle. Book a showing today!**

Inclusions: **N/A**
Property Listed By: **Elevate Property Management**

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







