

**395 SKYVIEW Parkway #2206, Calgary T3N2K1**

MLS® #: **A2169498** Area: **Cityscape** Listing Date: **09/30/24** List Price: **\$349,900**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 21-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **694**  
 Low Sqft:  
 Ttl Sqft: **694**

DOM

**51**  
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	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>10`2" x 8`3"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`8" x 11`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`2" x 11`1"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 9`8"</b>	<b>Den</b>	<b>Main</b>	<b>6`6" x 5`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>		<b>Laundry</b>	<b>Main</b>	
<b>Balcony</b>	<b>Main</b>	<b>9`4" x 6`8"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$285**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-X2 d111**

Legal Desc: **2411038**

Remarks

Pub Rmks: **Discover this beautifully designed 2-Bedroom, 2-Bathroom plus Den home, perfect for those who value comfort and style. The open-concept layout features luxury vinyl plank flooring throughout. The Kitchen boasts Quartz countertops, stainless steel appliances, and full-height cabinetry, offering both elegance and functionality. The Primary Suite is a peaceful retreat with a walk-through closet leading to a 3-piece ensuite. The additional Bedroom and Den provide extra space for guests or a home office. In-suite laundry and window treatments add convenience. Step outside to your private patio, offering a relaxing outdoor space. Residents at Cavallo enjoy top-tier amenities, including a gym, entertainment lounge, pet spa, and landscaped courtyard. Schedule a viewing today to experience modern living at Cavallo in Cityscape. Photo Gallery of Show Suite\***

Inclusions:  
Property Listed By: **n/a**  
**RE/MAX Real Estate (Central)**

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



