



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #1516, Calgary T3N 2K1

MLS® #: **A2173030**

Area: **Cityscape**

Listing Date: **10/16/24**

List Price: **\$419,900**

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:

Finished Floor Area

Abv Sqft: **833**
Low Sqft:
Ttl Sqft: **833**

DOM

48
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Stall, Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Breakfast Bar, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`0" x 10`8"	Entrance	Main	6`2" x 5`8"
Nook	Main	3`4" x 2`7"	Kitchen With Eating Area	Main	11`10" x 16`3"
Bedroom	Main	8`11" x 9`0"	Bedroom	Main	8`11" x 9`11"
3pc Ensuite bath	Main	7`6" x 4`11"	Bedroom - Primary	Main	9`4" x 10`8"
Laundry	Main	3`8" x 5`8"	4pc Bathroom	Main	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee: \$342	Title: Fee Simple	Zoning: M-X2 d111
	Fee Freq: Monthly	

Legal Desc: **2411038**

Remarks

Pub Rmks: **INVESTOR ALERT! Tenants in place until the end of September 2025. Discover elevated urban living in this BRAND NEW, TOP FLOOR END UNIT, 3-bedroom, 2-bathroom unit at Cavallo Cityscape. Designed with comfort, style, and convenience in mind, this spacious unit is perfect for families or those who enjoy open-plan living. The modern kitchen, equipped with premium appliances, makes cooking and entertaining effortless, while in-suite laundry adds extra convenience to your everyday routine. The primary bedroom offers a large window and a private 3-piece ensuite, creating a peaceful retreat. The second bedroom, with its two windows, is flooded with natural light and scenic views. The third bedroom, featuring an expansive window and ample closet space, is ideal for a home office or guest room. Enjoy outdoor living on the large west-facing top-floor balcony, complete with a gas line hookup, perfect for relaxing or entertaining. This brand new building offers fantastic amenities, including a fitness center, bicycle storage, secure entry, a personal storage unit, and a heated underground titled parking spot. There's even a party room you can reserve, complete with a projector screen, perfect for hosting sports events or gatherings. Located in the vibrant Cityscape community, this residence is close to shops, restaurants, entertainment, and the airport. Don't miss out on this exceptional investment opportunity at Cavallo Cityscape!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX House of Real Estate**

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









