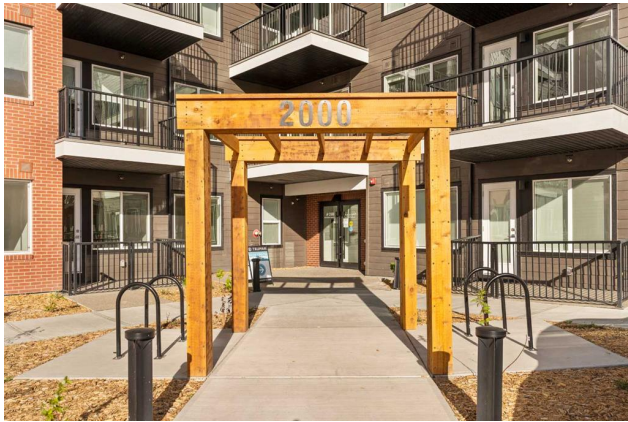


395 SKYVIEW Parkway #2212, Calgary T3N 2K1

MLS®#: **A2173928** Area: **Cityscape** Listing **10/18/24** List Price: **\$347,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$8k, 07-Nov** 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: **690**
 Low Sqft:
 Ttl Sqft: **690**

DOM

33
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Composite Siding,Concrete,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Balcony** **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Quartz Counters**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`3" x 7`3"	4pc Bathroom	Main	8`2" x 4`9"
Bedroom	Main	11`10" x 9`1"	Den	Main	5`11" x 5`10"
Kitchen	Main	11`3" x 11`7"	Living Room	Main	11`0" x 10`1"
Bedroom - Primary	Main	11`0" x 9`0"			

Legal/Tax/Financial

Condo Fee: **\$285** Title: **Fee Simple** Zoning: **M-X2**

Fee Freq:
Monthly

Legal Desc: **2411038**

Remarks

Pub Rmks: **OPEN HOUSE November 16 & 17 from 11-1pm! Welcome home to 2212, 395 Skyview Parkway! This TWO Bedroom, TWO Bathroom PLUS Den home is perfect for a first time buyer or INVESTMENT property. This property is pet friendly with board approval and offers low condo fees making this an affordable place to live! No need for a gym membership as this condo offers a fitness center. It also comes with UNDERGROUND, titled parking. The open-concept layout features luxury vinyl plank flooring throughout. The Kitchen features quartz countertops, stainless steel appliances, and full-height cabinetry, offering sleek design and optimal functionality. The Primary Suite is a equip with a walk-through closet leading to a 3-piece ensuite. The additional Bedroom and Den provide flexibility and extra space for guests or a home office. In-suite laundry and a blind's package add convenience - this is truly a move in ready property. Step outside to your private Balcony, offering a relaxing outdoor space. Residents at Cavallo enjoy amenities, including a gym, entertainment lounge, pet spa, and landscaped courtyard. Schedule your viewing today - this unit won't last long!**

Inclusions:
Property Listed By: **n/a**
The Real Estate District

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





