

**395 SKYVIEW Parkway #1120, Calgary T3N 2K1**

MLS®#: **A2175528**      Area: **Cityscape**      Listing Date: **10/25/24**      List Price: **\$339,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$6k, 14-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: **687**  
 Low Sqft:  
 Ttl Sqft: **687**

DOM

**27**  
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: **None**  
 Construction: **Composite Siding**  
 Flooring: **Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$292**      Title: **Fee Simple**      Zoning: **M-X2 d111**

Fee Freq:  
**Monthly**

Legal Desc: **2411038**

Remarks

Pub Rmks: **Welcome to Cavallo, an incredible 2 bed/2bath condo located in the newly developed community of Cityscape. An open-concept layout showcases luxury vinyl plank flooring, 9' ceilings and large windows adorning the home in natural light. A bright contemporary kitchen is outfitted with quartz counters, floor to ceiling cabinetry, a spacious pantry, eat up island, and Whirlpool appliances. A bright living room is a cozy space to unwind and offers access to the balcony where you can relax after a long day with a glass of wine. The primary retreat presents a walk-through closet leading to your 3pc ensuite complete with walk-in shower. The second bedroom, full bath and laundry are separated from the primary for the utmost privacy. A quaint den is an ideal home office or reading nook. Cavallo is rich in amenities and offers a pet spa, fitness centre, recreation/media room and plenty of visitor parking. This newer community offers easy access to restaurants, shopping, and entertainment. Don't miss out on this incredible opportunity to own or have as an investment property.**

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**







