



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #2117, Calgary T3N 2K1

MLS® #: **A2176850**

Area: **Cityscape**

Listing Date: **11/01/24**

List Price: **\$330,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **620**
Low Sqft:
Ttl Sqft: **620**

DOM

19
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Titled, Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 7`4"	Bedroom	Main	10`2" x 8`11"
Kitchen	Main	13`11" x 15`8"	Bedroom - Primary	Main	10`3" x 9`1"
Dining Room	Main	10`6" x 10`11"			

Legal/Tax/Financial

Condo Fee:
\$260

Title:
Fee Simple

Zoning:
M-X2 d111

Fee Freq:
Monthly

Legal Desc: **2411038**

Remarks

Pub Rmks: **Welcome to Cavallo! An exceptional new development by Cityscape. This brand-new 2-bedroom, 1-bathroom condo boasts contemporary design and stylish finishes throughout. Step inside to an open- concept layout featuring luxury vinyl plank flooring, oversized windows, and a sliding door that leads to your private gated patio—complete with a convenient gas line for BBQs and a second entrance for easy access. The sleek, modern kitchen is equipped with soft-close cabinetry, ample storage, and brand-new stainless steel appliances. The primary bedroom features large windows fill the space with natural light. The walkthrough closet leads into a thoughtfully designed 4-piece bathroom with dual access, offering both privacy and convenience. The versatile second bedroom is perfect for a spare bedroom or a home office. Cavallo is a pet-friendly building offering a range of great amenities, including a pet spa, fitness centre, entertainment lounge, visitor parking, and EV charging stations. With shops and amenities just moments away, this condo offers a perfect blend of style, convenience, and modern living. Don't miss the opportunity to be the first to call this stunning unit your home! This unit comes with Alberta's New Home Warranty and your very own private titled underground parking stall.**

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







