



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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Heated Garage, Parkade, Titled, Underground

Finished Floor Area

Abv Sqft: 620
Low Sqft:
Ttl Sqft: 620

DOM

50
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Kitchen, and Dining Room.

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







