



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**395 SKYVIEW Parkway #2418, Calgary T3N 2K1**

MLS® #: **A2177339**

Area: **Cityscape**

Listing Date: **11/04/24**

List Price: **\$308,900**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 03-Dec**

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: **612**  
Low Sqft:  
Ttl Sqft: **612**

DOM

**47**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat:  
Utilities: **No Animal Home,No Smoking Home,Quartz Counters**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 7`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 8`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 15`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`8" x 11`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 9`0"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$254

Fee Simple

M-X2 d111

Fee Freq:

Monthly

Legal Desc: 2411038

Remarks

Pub Rmks: **Huge price reduction. Priced to sell...!! Welcome to this stunning brand new never lived 2-bedroom, 1-bathroom apartment on the 4th floor of the desirable Cavallo development, offering the perfect combination of modern living and convenience. The open-concept floor plan features high ceilings, large windows, and an abundance of natural light, creating a spacious and inviting atmosphere. The gourmet kitchen boasts premium cabinetry, stainless steel appliances, and sleek Quartz countertops. You'll also enjoy the convenience of in-suite laundry, while the large balcony with a gas line provides the ideal space for outdoor relaxation or entertaining. Cavallo offers residents exceptional amenities, including a pet spa, fitness center, entertainment lounge, visitor parking, and EV charging stations, ensuring comfort and convenience at every turn. Located just steps away from essential amenities like grocery stores, restaurants, banks, and medical offices, and only minutes from the airport, shopping malls, and major grocery stores, this home offers a prime location with easy access to Stoney Trail, connecting you to all corners of Calgary. Whether you're looking for a stylish home to call your own or a comfortable space with easy access to the city's best offerings, this apartment is the perfect fit. Checkout 3D tour...!!!**

Inclusions: **NA**  
Property Listed By: **Royal LePage Solutions**

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







