



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #1118, Calgary T3N2K1

MLS®#: **A2179590**

Area: **Cityscape**

Listing Date: **11/30/24**

List Price: **\$338,888**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Jan**

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: **Stall**

Finished Floor Area

Abv Sqft: **686**
Low Sqft:
Ttl Sqft: **686**

DOM

53
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`6" x 7`7"	4pc Bathroom	Main	8`3" x 4`11"
Bedroom	Main	11`9" x 9`1"	Kitchen	Main	10`10" x 11`8"
Living Room	Main	11`5" x 10`3"	Office	Main	6`1" x 9`5"
Bedroom - Primary	Main	11`2" x 9`1"			

Legal/Tax/Financial

Condo Fee:
\$292

Title:
Fee Simple

Zoning:
M-X2 d111

Fee Freq:
Monthly

Legal Desc: **2411038**

Remarks

Pub Rmks: **Welcome to this beautifully designed condo, where modern elegance and everyday functionality combine effortlessly. This home features 2 titled parking spots, 2 generously sized bedrooms, a flexible den, and thoughtfully appointed bathrooms, all tailored for today's lifestyle. As you step in, you'll notice the quality vinyl plank flooring stretching throughout the open-concept space, lending an inviting and spacious feel. The stylish kitchen showcases quartz countertops, sleek stainless-steel appliances, and full-height cabinetry, offering both beauty and practicality for hosting and daily culinary adventures. The primary suite with a spacious walk-through closet leading to a contemporary 3-piece ensuite. Additional rooms, including a secondary bedroom and versatile den, provide ideal spaces for family, guests, or a home office. Enhanced with the convenience of in-suite laundry and an assigned storage area, this condo is designed for easy living. Outside, the patio offers a cozy spot to relax, with direct access that's perfect for welcoming visitors or taking pets for a walk. Cavallo in Cityscape brings lifestyle amenities to your doorstep, including a gym, an entertainment lounge, a pet spa, and a landscaped courtyard. Nestled in Cityscape, this condo is the epitome of style, comfort, and convenience. Don't miss this fantastic opportunity to make it yours!**

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











