



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #1402, Calgary T3N2K1

MLS® #: **A2181955** Area: **Cityscape** Listing Date: **12/02/24** List Price: **\$304,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 08-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: **625**
 Low Sqft:
 Ttl Sqft: **625**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding**
 Heating: **Baseboard** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`6" x 10`11"	Kitchen With Eating Area	Main	11`4" x 13`6"
Bedroom - Primary	Main	10`3" x 9`0"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	10`2" x 8`11"	Laundry	Main	
Balcony	Main	10`10" x 6`9"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$254

Fee Simple

M-X2 d111

Fee Freq:

Monthly

Legal Desc: 2411038

Remarks

Pub Rmks: Experience Cavallo in this beautifully designed 2-Bedroom, 1-Bathroom Home, perfect for those who appreciate both comfort and style. The open-concept layout features elegant luxury vinyl plank flooring throughout, creating a seamless flow. The Kitchen features Quartz countertops, Stainless Steel Appliances, and full-height Cabinetry for a touch of sophistication and practicality. Retreat to the serene primary suite, which includes a spacious walk-through closet leading to a stylish 4-piece Bathroom. An additional Bedroom provides space for guests or a home office, while in-suite laundry and window treatments enhance your convenience. Step outside to your private Balcony, an ideal spot for relaxation. As a resident of Cavallo, you'll have access to amenities, including a gym, entertainment lounge, pet spa, and beautifully landscaped courtyard. Schedule your viewing today and discover the modern elegance that awaits you at Cavallo in Cityscape!

Inclusions: N/A

Property Listed By: RE/MAX Real Estate (Central)

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





