



**395 SKYVIEW Parkway #1402, Calgary T3N2K1**

MLS® #: **A2181955**      Area: **Cityscape**      Listing **12/02/24**      List Price: **\$298,900**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$6k, 27-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **625**  
                     Low Sqft:  
                     Ttl Sqft: **625**

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

DOM

**82**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction:  
 Heating: **Baseboard**      **Composite Siding**  
 Sewer:  
 Ext Feat: **None**      Flooring: **Vinyl Plank**  
                     Water Source:  
                     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

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

Legal/Tax/Financial

Condo Fee: **\$254**      Title: **Fee Simple**      Zoning: **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**





