



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**395 SKYVIEW Parkway #2212, Calgary T3N 2K1**

MLS®#: **A2183013**

Area: **Cityscape**

Listing Date: **12/12/24**

List Price: **\$343,000**

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:

**Underground**

Finished Floor Area

Abv Sqft: **690**

Low Sqft:

Ttl Sqft: **690**

DOM

**9**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Composite Siding, Concrete, Wood Frame**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**

Int Feat: **Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`3" x 7`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 4`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`10" x 9`1"</b>	<b>Den</b>	<b>Main</b>	<b>5`11" x 5`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 11`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`0" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 9`0"</b>			

Legal/Tax/Financial

Condo Fee:

**\$285**

Title:

**Fee Simple**

Zoning:

**M-X2**

Fee Freq:  
**Monthly**

Legal Desc: **2411038**

Remarks

Pub Rmks: **Offering 6 MONTHS OF CONDO FEES TO BUYER! Welcome home to 2212, 395 Skyview Parkway! This TWO Bedroom, TWO Bathroom PLUS Den home is perfect for a first time buyer or INVESTMENT property. This property is pet friendly with board approval and offers low condo fees making this an affordable place to live! No need for a gym membership as this condo offers a fitness center. It also comes with UNDERGROUND, titled parking. The open-concept layout features luxury vinyl plank flooring throughout. The Kitchen features quartz countertops, stainless steel appliances, and full-height cabinetry, offering sleek design and optimal functionality. The Primary Suite is a equip with a walk-through closet leading to a 3-piece ensuite. The additional Bedroom and Den provide flexibility and extra space for guests or a home office. In-suite laundry and a blind's package add convenience - this is truly a move in ready property. Step outside to your private Balcony, offering a relaxing outdoor space. Residents at Cavallo enjoy amenities, including a gym, entertainment lounge, pet spa, and landscaped courtyard. Schedule your viewing today - this unit won't last long!**

Inclusions:  
Property Listed By: **n/a  
The Real Estate District**

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











