

395 SKYVIEW Parkway #1321, Calgary T3N2K1

MLS®#: **A2184933** Area: **Cityscape** Listing **12/31/24** List Price: **\$334,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 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: **706**
 Low Sqft:
 Ttl Sqft: **706**

DOM

32
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

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

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	11`5" x 10`7"	Kitchen With Eating Area	Main	11`0" x 12`1"
Bedroom - Primary	Main	11`2" x 9`1"	3pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	12`0" x 9`2"	Den	Main	9`4" x 5`11"
4pc Bathroom	Main		Laundry	Main	
Balcony	Main	9`3" x 6`8"			

Legal/Tax/Financial

Condo Fee:
\$285

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2 d111

Legal Desc: **2411038**

Remarks

Pub Rmks: **Discover this beautifully designed 2-Bedroom, 2-Bathroom plus Den home, perfect for those who value comfort and style. The open-concept layout features luxury vinyl plank flooring throughout. The Kitchen boasts Quartz countertops, stainless steel appliances, and full-height cabinetry, offering both elegance and functionality. The Primary Suite is a peaceful retreat with a walk-through closet leading to a 3-piece ensuite. The additional Bedroom and Den provide extra space for guests or a home office. In-suite laundry and window treatments add convenience. Step outside to your private Balcony, offering a relaxing outdoor space. Residents at Cavallo enjoy top-tier amenities, including a gym, entertainment lounge, pet spa, and landscaped courtyard. Schedule a viewing today to experience modern living at Cavallo in Cityscape. Photo Gallery of Show Suite***

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







