



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW Parkway #1117, Calgary T3N2K1

MLS®#: **A2186581**

Area: **Cityscape**

Listing Date: **01/10/25**

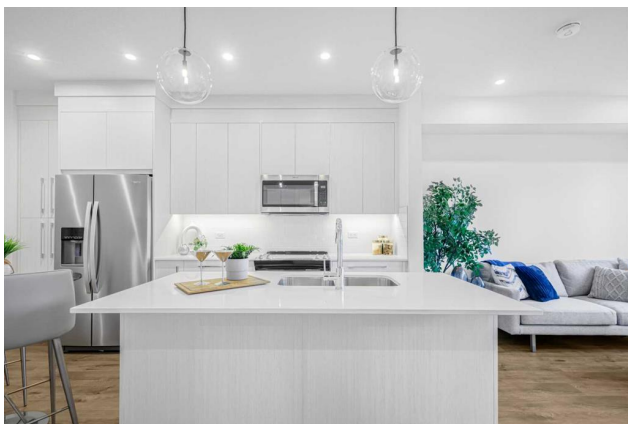
List Price: **\$329,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **613**
Low Sqft:
Ttl Sqft: **613**

DOM

12
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

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

Construction: **Composite Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`5" x 7`4"	Bedroom - Primary	Main	10`1" x 9`0"
Bedroom	Main	9`0" x 10`2"	Kitchen	Main	11`9" x 13`6"
Living Room	Main	10`5" x 10`11"			

Legal/Tax/Financial

Condo Fee:
\$260

Title: **Fee Simple**
Fee Freq:

Zoning: **M-X2 d111**

Monthly

Legal Desc: 2411038

Remarks

Pub Rmks: **Step into this brand-new, never-lived-in two-bedroom, one-bathroom apartment, ideally located on the main floor of the desirable Cavallo development. Designed with modern living in mind, this home offers a seamless blend of style and convenience. The open-concept layout is perfect for both entertaining and everyday living, featuring high ceilings, large windows, and an abundance of natural light that creates a bright, airy atmosphere. The chef-inspired kitchen boasts sleek quartz countertops, premium cabinetry, and high-end stainless steel appliances, offering both beauty and functionality. Additional highlights include the convenience of in-suite laundry and a spacious private balcony, complete with a gas line for effortless outdoor cooking or relaxation. Cavallo residents enjoy exceptional amenities, including a pet spa, fitness center, entertainment lounge, visitor parking, and EV charging stations - all designed to make daily life easier and more enjoyable. This home's prime location provides easy access to grocery stores, restaurants, medical offices, and banks, while being just minutes from the airport, major shopping malls, and Stony Trail, connecting you to all corners of Calgary. With the added bonus of two parking stalls, this apartment is an unbeatable find. Whether you're looking for a chic new home or a comfortable space with quick access to everything Calgary has to offer, this is the perfect place for you. Don't miss out - check out the 3D tour and schedule your private showing today!**

Inclusions: N/A
Property Listed By: Century 21 Bravo Realty

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



