



THE
A-TEAM

**RE/MAX
FIRST**

395 SKYVIEW PARKWAY #2304, Calgary T3N 2K1

MLS®#: **A2187515**

Area: **Cityscape**

Listing Date: **01/14/25**

List Price: **\$379,999**

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: **839**

Low Sqft:

Ttl Sqft: **839**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

DOM

8

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

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

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer: **Balcony, BBQ gas line**

Construction: **Composite Siding**

Flooring: **Vinyl Plank**

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	18`4" x 20`3"
Living Room	Main	32`10" x 36`4"
Bedroom	Main	29`3" x 32`3"
Laundry	Main	12`4" x 18`4"
4pc Bathroom	Main	4`11" x 7`5"

Room	Level	Dimensions
Kitchen	Main	38`7" x 52`3"
Bedroom - Primary	Main	30`11" x 35`0"
Bedroom	Main	29`3" x 29`3"
3pc Ensuite bath	Main	16`2" x 24`10"
Balcony	Main	6`6" x 29`3"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$342

Fee Simple

M-X2 d111

Fee Freq:

Monthly

Legal Desc: 2411038

Remarks

Pub Rmks: Experience modern urban living in this brand-new 3-bedroom, 2-bathroom apartment at Cavallo Cityscape. Designed for both comfort and style, this spacious home is perfect for families or anyone who enjoys open-concept living. The sleek, well-equipped kitchen features modern appliances, making meal prep and entertaining effortless. Enjoy the convenience of in-suite laundry, allowing you to take care of chores without leaving home. The primary bedroom boasts a large window and a 3-piece ensuite, providing a private retreat. The second bedroom, with two bright windows, fills the space with natural light and offers great views. The third bedroom is equally inviting, featuring an amazing window and a well-sized closet, making it perfect for family members or guests. Step out onto the huge, private balcony, which faces the interior of the building—an ideal spot to relax while maintaining your privacy. The building offers fantastic amenities, including a fitness center, bicycle storage, secure parking, and even a pet spa room for your furry friends. Located in the lively Cityscape community, you'll enjoy easy access to nearby shopping, dining, entertainment, and the airport. Don't miss this incredible opportunity to make Cavallo Cityscape your home!

Inclusions: N/A
Property Listed By: TrustPro Realty

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









