



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**395 SKYVIEW Parkway #2518, Calgary T3N 2K1**

MLS® #: **A2188429**

Area: **Cityscape**

Listing Date: **01/18/25**

List Price: **\$348,900**

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: **690**

Low Sqft:

Ttl Sqft: **690**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

DOM

**4**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Baseboard**

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

Construction: **Composite Siding**

Flooring: **Tile,Vinyl Plank**

Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Built-in Features,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	116`6" x 10`1"
Den	Main	5`11" x 5`11"
Walk-In Closet	Main	7`5" x 4`7"
Laundry	Main	3`5" x 3`0"
3pc Ensuite bath	Main	7`4" x 5`4"

Room	Level	Dimensions
Kitchen	Main	11`5" x 8`1"
Bedroom - Primary	Main	11`1" x 9`1"
Bedroom	Main	9`8" x 9`0"
4pc Bathroom	Main	8`4" x 4`11"

Condo Fee:  
**\$285**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-X2 d111**

Legal Desc: **2411038**

Remarks

Pub Rmks: **Welcome to Cavallo at Cityscape, a modern and vibrant community offering unparalleled convenience with easy access to schools, shopping, parks, and major roadways—ideal for families and professionals alike. This top-floor, 2-bedroom + den, 2-bathroom unit boasts breathtaking, unobstructed south-facing views of the downtown skyline and Rocky Mountains. As you step inside, a spacious entryway with a front hall closet sets the tone for the thoughtfully designed layout. Adjacent to the entrance, a versatile den provides the perfect space for a home office or study area. The chef-inspired kitchen is a true standout, featuring premium stainless steel appliances, quartz countertops, soft-close full-height cabinetry, and a pantry—offering both style and functionality. The open-concept living and dining area is bathed in natural light from its south-facing exposure, creating a warm and inviting space to entertain or unwind while soaking in the spectacular views. Designed with privacy in mind, the two bedrooms are strategically positioned on opposite sides of the unit. The primary suite is a luxurious retreat with a walk-in closet and a beautifully designed 3-piece ensuite. The secondary bedroom is generously sized, boasting extra-high ceilings and is conveniently located next to the in-suite laundry and a stunning 4-piece bathroom. Additional highlights include durable vinyl plank and tile flooring throughout, heated underground parking, and access to all the amenities this growing community has to offer. Don't miss your chance to own this exceptional home—schedule your viewing today!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX House of Real Estate**

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











