



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**395 SKYVIEW Parkway #1516, Calgary T3N 2Z1**

MLS® #: **A2201803**

Area: **Cityscape**

Listing Date: **03/12/25**

List Price: **\$384,999**

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:

Finished Floor Area

Abv Sqft: **843**  
Low Sqft:  
Ttl Sqft: **843**

DOM

**42**

Layout

Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Access:  
Lot Feat:  
Park Feat:

**Underground**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Courtyard**

Construction: **Composite Siding**  
Flooring: **Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7' 6" x 4' 11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9' 1" x 9' 11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9' 9" x 8' 3"</b>
<b>Living Room</b>	<b>Main</b>	<b>10' 0" x 11' 2"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8' 0" x 5' 1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9' 1" x 11' 7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13' 1" x 11' 1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9' 5" x 10' 10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$342**

Title:  
**Fee Simple**

Zoning:  
**M-X2 d111**

	Fee Freq: <b>Monthly</b>	
Legal Desc:	<b>2411038</b>	Remarks
Pub Rmks:	<b>Check out this TOP FLOOR END UNIT at Cavallo Cityscape, a newly built 3-bedroom, 2-bathroom gem with tenants secured through September 2025—ideal for savvy INVESTORS! Step into a bright, airy space with 11-foot CEILINGS where modern design meets everyday functionality. The sleek kitchen features premium stainless steel appliances, perfect for whipping up meals or hosting friends, while the in-suite laundry keeps life simple. The primary bedroom is your personal haven, featuring a generous window and a private 3-piece ensuite for ultimate relaxation. The second bedroom offers dual windows with stunning views, and the third, with its oversized window and plentiful storage, doubles as a cozy guest space or productive office. Outside, the expansive west-facing balcony—equipped with a gas line hookup with unobstructed views—sets the stage for sunset barbecues or quiet evenings. This cutting-edge building elevates your lifestyle with perks like a gym, bike storage, secure access, a dedicated storage locker, and a titled heated underground parking space. Plus, a reservable PARTY ROOM with a projector screen makes game nights or celebrations a breeze. Nestled in the lively Cityscape neighborhood, you’re just steps from dining, shopping, entertainment, and quick airport access. Seize this prime opportunity at Cavallo today!</b>	
Inclusions:	<b>NA</b>	
Property Listed By:	<b>RE/MAX Complete Realty</b>	

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









