

**2117, 395 Skyview Parkway NE  
Calgary, Alberta**

**MLS # A2176850**



**\$330,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	620 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 260

**Basement:** None

**LLD:** -

**Exterior:** Composite Siding

**Zoning:** M-X2 d111

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting

**Inclusions:** n/a

Welcome to Cavallo! An exceptional new development by Cityscape. This brand-new 2-bedroom, 1-bathroom condo boasts contemporary design and stylish finishes throughout. Step inside to an open- concept layout featuring luxury vinyl plank flooring, oversized windows, and a sliding door that leads to your private gated patio—complete with a convenient gas line for BBQs and a second entrance for easy access. The sleek, modern kitchen is equipped with soft-close cabinetry, ample storage, and brand-new stainless steel appliances. The primary bedroom features large windows fill the space with natural light. The walkthrough closet leads into a thoughtfully designed 4-piece bathroom with dual access, offering both privacy and convenience. The versatile second bedroom is perfect for a spare bedroom or a home office. Cavallo is a pet-friendly building offering a range of great amenities, including a pet spa, fitness centre, entertainment lounge, visitor parking, and EV charging stations. With shops and amenities just moments away, this condo offers a perfect blend of style, convenience, and modern living. Don't miss the opportunity to be the first to call this stunning unit your home! This unit comes with Alberta's New Home Warranty and your very own private titled underground parking stall.