

**1516, 395 Skyview Parkway NE  
Calgary, Alberta**

**MLS # A2201803**



**\$384,999**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 342
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-X2 d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** NA

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!