

**1305, 44 Skyview Parkway NE  
Calgary, Alberta**

**MLS # A2306933**



**\$389,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Cityscape                          |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 839 sq.ft.                         | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Stall, Titled             |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                | <b>Condo Fee:</b> | \$ 371 |
| <b>Basement:</b>   | -                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Quartz Counters  |                   |        |

**Inclusions:** na

Welcome to Arthur by Truman &ndash; a brand-new residence in Calgary&rsquo;s vibrant Cityscape community! This bright corner unit offers 3 bedrooms, 2 bathrooms, and an oversized balcony, designed for modern living with style, comfort, and functionality. The open-concept layout maximizes natural light, creating an inviting space for daily living and entertaining. The contemporary kitchen flows seamlessly into the living area, while the primary bedroom features a 3-piece ensuite. Two additional bedrooms share a 4-piece main bathroom, and in-suite laundry adds convenience. The oversized corner balcony provides extra space for relaxing or entertaining. Located in the thoughtfully planned Cityscape community, Arthur offers easy access to parks, pathways, shopping, dining, and schools, with Stoney Trail and Metis Trail close by for quick city connections. Perfect for first-time buyers, professionals, or investors, Arthur by Truman combines low-maintenance, modern living with the excitement of a brand-new building in a connected, growing community.