

**2201, 44 Skyview Parkway NE
Calgary, Alberta**

MLS # A2309186



\$329,900

Division:	Cityscape		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	661 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 277
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Welcome to Arthur by Truman — a brand-new opportunity in Calgary's thriving Cityscape community! This bright corner unit features 1 bedroom, 1 bathroom, and an oversized balcony, thoughtfully designed to blend modern style with everyday comfort and functionality. The open-concept layout is filled with natural light, creating a warm and inviting atmosphere ideal for both relaxing and entertaining. The contemporary kitchen seamlessly connects to the living and dining area, while the expansive corner balcony offers the perfect extension of your living space for morning coffee, evening sunsets, or hosting guests. Situated in the master-planned Cityscape community, residents enjoy convenient access to parks, walking pathways, shopping, dining, schools, and major routes including Stoney Trail and Metis Trail for effortless commuting throughout the city. Perfect for first-time buyers, young professionals, or investors, Arthur by Truman delivers stylish, low-maintenance living in one of Calgary's fastest-growing and most connected neighbourhoods.