

**1118, 44 Skyview Parkway
Calgary, Alberta**

MLS # A2309242



\$334,900

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Cityscape | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 692 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 312 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Welcome to Arthur in Cityscape, where modern comfort meets everyday convenience. This thoughtfully designed 2-bedroom, 2-bathroom plus den condominium offers a functional layout that perfectly balances style and practicality. Enjoy bright, open-concept living spaces designed for both relaxing and entertaining, while the versatile den provides the flexibility to create a home office, study area, or additional living space to suit your lifestyle. Surrounded by parks, pathways, and green spaces, Cityscape offers a welcoming community atmosphere with plenty of opportunities to enjoy the outdoors. Conveniently located near shopping, dining, schools, and major commuter routes, this home provides easy access to everything you need while maintaining the comfort of a residential setting. Whether you're a first-time buyer, downsizer, or investor, Arthur presents an excellent opportunity to own in one of Calgary's growing northeast communities. Photos are from a similar unit and are for illustrative purposes only.