

**2419, 44 Skyview Parkway**  
**Calgary, Alberta**

**MLS # A2317959**



**\$355,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	691 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, 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>	Membrane	<b>Condo Fee:</b>	\$ 312
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** na

Welcome to Arthur in Cityscape, where contemporary design, comfort, and convenience come together in one exceptional home. This beautifully designed 2-bedroom, 2-bathroom condominium with a versatile den offers the perfect blend of functionality and modern living. Step inside to discover a bright, open-concept layout filled with natural light, creating an inviting space for both everyday living and entertaining. The flexible den is ideal for a home office, study area, fitness space, or additional storage, allowing you to tailor the home to your lifestyle. Nestled within the vibrant and growing community of Cityscape, residents enjoy access to scenic parks, walking pathways, playgrounds, and green spaces that foster a strong sense of community and outdoor enjoyment. Conveniently located near shopping, restaurants, schools, public transit, and major roadways, this home offers easy access to everything Calgary has to offer. Whether you’re a first-time homebuyer, downsizer, or savvy investor seeking a property in one of Calgary’s most desirable and rapidly developing northeast communities, this is an opportunity you won’t want to miss. Photos are from a similar unit and are provided for illustrative purposes only. Finishes, layout, and features may vary