

**2402, 395 Skyview Parkway NE
Calgary, Alberta**

MLS # A2350294

\$259,900

Division:	Cityscape		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	613 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 297
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

2024 Built freshly painted and professionally cleaned | 2 Bedrooms - 1 Bathroom | Workout Room | Low Condo Fees | Titled Parking Stall | Separate Storage Locker | Quick possession | Open Floor Plan | High Ceilings | Abundant Natural Light | Modern Finishes | Quartz Countertops | Stainless Steel Appliances | Full-Height Cabinets | Kitchen Island with Barstool Seating | Private Balcony | Spacious Bedrooms | In-Suite Laundry | Secure Access Building | Visitor Parking | EV Charging. Welcome to this stunning 2-bedroom, 1-bathroom (which will be freshly painted before you move in) condo in the highly desirable area, which comes with a title parking space and a separate storage space. Walking distance to a bus stop. It offers modern living, exceptional amenities, and unbeatable everyday convenience. Located on the 4th floor, this bright and spacious home features an open-concept layout with soaring ceilings, large windows, and an abundance of natural light. The contemporary gourmet kitchen is equipped with premium cabinetry, sleek Quartz countertops, and stainless-steel appliances, making it both stylish and functional for everyday living and entertaining. The spacious living area opens onto a large private balcony complete with a gas line, perfect for morning coffee, outdoor dining, or summer BBQs. Additional highlights include convenient in-suite laundry and a thoughtfully designed floor plan that maximizes both comfort and functionality. Residents of Cavallo enjoy access to a fantastic range of amenities, including a fitness centre, pet spa, entertainment lounge, visitor parking, and EV charging stations. The location is ideal, with grocery stores, restaurants, banks, medical offices, and everyday essentials just steps away, while Calgary International Airport, shopping centres, major grocery stores, and Stoney Trail are only minutes from your

doorstep. Whether you're a first-time buyer, investor, professional, downsizer, or simply looking for a stylish low-maintenance home in a convenient Calgary location, this condo checks all the boxes.