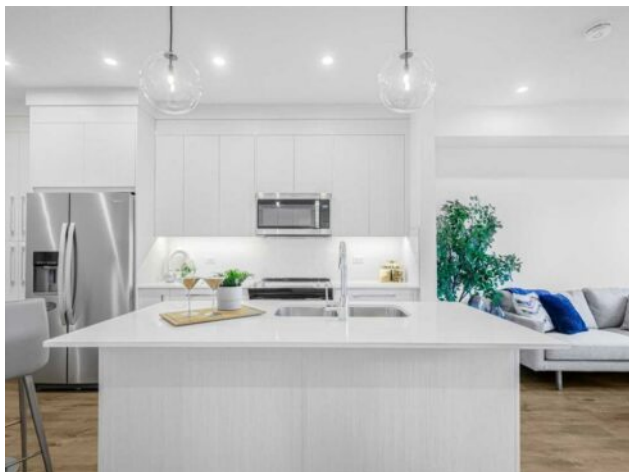


1117, 395 Skyview Parkway NE  
Calgary, Alberta

MLS # A2221107



\$304,998

Division:	Cityscape		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	614 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 260
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-X2 d111
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

\*\*\*2 TITLED PARKING SPACES\*\*\*Step into this brand-new, never-lived-in two-bedroom, one-bathroom apartment, ideally located on the main floor of the desirable Cavallo development. Designed with modern living in mind, this home offers a seamless blend of style and convenience with 678 Sqft of indoor and outdoor living space. The open-concept layout is perfect for both entertaining and everyday living, featuring high ceilings, large windows, and an abundance of natural light that creates a bright, airy atmosphere. The chef-inspired kitchen boasts sleek quartz countertops, premium cabinetry, and high-end stainless steel appliances, offering both beauty and functionality. Additional highlights include the convenience of in-suite laundry and a spacious private balcony, complete with a gas line for effortless outdoor cooking or relaxation. Cavallo residents enjoy exceptional amenities, including a pet spa, fitness center, entertainment lounge, visitor parking, and EV charging stations &ndash; all designed to make daily life easier and more enjoyable. This home's prime location provides easy access to grocery stores, restaurants, medical offices, and banks, while being just minutes from the airport, major shopping malls, and Stony Trail, connecting you to all corners of Calgary. With the added bonus of two parking stalls, this apartment is an unbeatable find. Whether you're looking for a chic new home or a comfortable space with quick access to everything Calgary has to offer, this is the perfect place for you. Don't miss out &ndash; check out the 3D tour and schedule your private showing today!