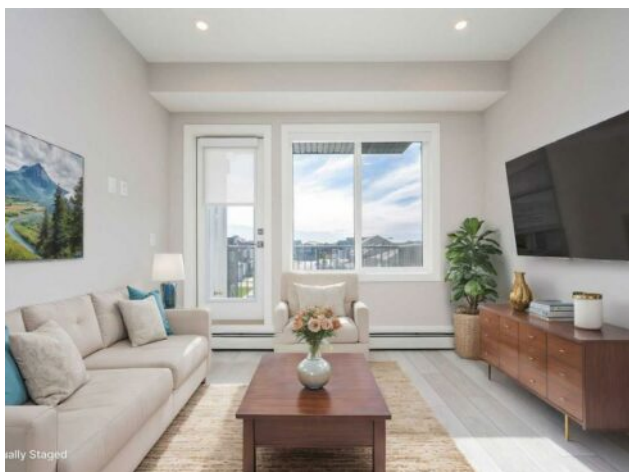


**1315, 395 Skyview Parkway NE  
Calgary, Alberta**

**MLS # A2257310**

**\$349,900**



|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Cityscape                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 703 sq.ft.                         | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <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>       | -                               | <b>Condo Fee:</b> | \$ 285 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island                  |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this stylish 2-bedroom, 2-bathroom plus den condo in The Cavallo &ndash; perfect for a professional couple or roommates! The open-concept layout features a modern kitchen with sleek finishes, stainless steel appliances, and a spacious island ideal for entertaining. The primary bedroom includes a walk-in closet and ensuite bathroom, while the second bedroom offers easy access to the additional full bath. The den provides a versatile space for a home office or extra storage. Enjoy your private balcony, in-suite laundry, and the convenience of a titled underground parking stall. The complex also offers great amenities, including a gym, pet spa, entertainment lounge, visitor parking, EV charging station, and bicycle storage. Located in a vibrant community with quick access to major roads, transit, shopping, and dining &ndash; this condo blends modern comfort with everyday convenience.