



GRASSROOTS
REALTY GROUP

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2419, 44 Skyview Parkway
Calgary, Alberta

MLS # A2317959



\$355,900

Division:	Cityscape		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	691 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: 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