



GRASSROOTS
REALTY GROUP

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2304, 44 Skyview Parkway
Calgary, Alberta

MLS # A2318638



\$276,900

Division:	Cityscape		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	681 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 312
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters		

Inclusions:	N/A
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Located in Cityscape, one of northeast Calgary's fastest-growing communities, this bright 3rd-floor unit offers an outstanding opportunity for first-time buyers and investors alike. The unit captures exceptional natural light through expansive windows and a south-facing balcony, with elegant LVP flooring running throughout the open-concept layout. The contemporary kitchen features quartz countertops and flows seamlessly into the living and dining area, creating a space that is both functional and refined. The primary bedroom includes a private 3-piece ensuite, while a generous second bedroom, a dedicated office or flex space, a 4-piece main bathroom, and in-suite laundry complete a well-thought-out floorplan. Positioned within 15 minutes of CrossIron Mills, Costco, YYC Airport, Stoney Trail, and M&eacutis Trail, the location offers a level of convenience that is difficult to match at this price point. Whether you are purchasing your first home or adding a tenant-occupied asset to your portfolio, this is a well-appointed unit in a community with strong long-term appeal. Contact your REALTOR® today to arrange a private showing.