



**2304, 44 Skyview Parkway  
Calgary, Alberta**

**MLS # A2305198**



**\$308,800**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	681 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	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>	\$ 312
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

This bright 4th-floor corner unit offers 2 bedrooms, a dedicated office/flex space, 2 full bathrooms, and a south-facing balcony, all flooded with natural light through expansive windows. Elegant LVP flooring runs throughout the open-concept layout, where the contemporary kitchen with quartz counters flows into the living and dining area. The primary bedroom features a private 3-piece ensuite, while a generous second bedroom, 4-piece main bath, and in-suite laundry complete the functional floorplan. Residents enjoy access to a fitness centre and owner's lounge, with CrossIron Mills, Costco, YYC Airport, Stoney Trail, and Metis Trail all within a 15-minute drive of Cityscape, one of northeast Calgary's fastest-growing communities. A turn-key, tenant-occupied opportunity in a well-appointed building.