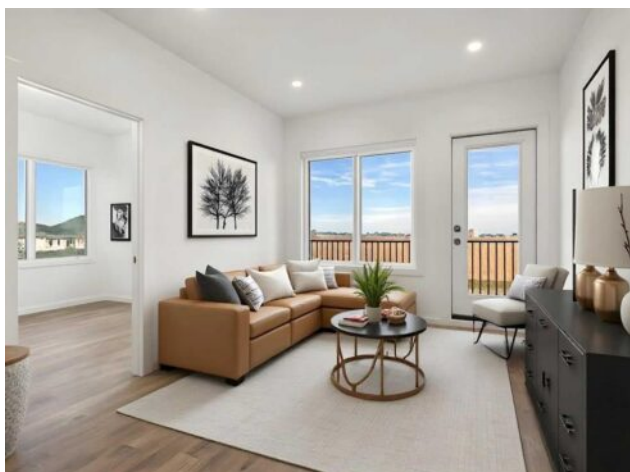


2307, 44 skyview Parkway NE
Calgary, Alberta

MLS # A2294926



\$429,900

Division:	Cityscape		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	839 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 378
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: n/a

Welcome to this bright and beautifully finished corner unit in the family-friendly community of Cityscape. Offering a rare 3-bedroom, 2-bathroom layout and an oversized north-facing balcony, this home perfectly blends comfort, functionality, and everyday convenience. Inside, you'll find elegant LVP flooring throughout and oversized windows that flood the space with natural light. The open-concept kitchen, dining, and living area creates an inviting environment for both daily living and entertaining. The primary bedroom features a private 3-piece ensuite, while two additional bedrooms and a full bathroom provide excellent flexibility for families, guests, or a home office. In-suite laundry adds to the overall convenience. Residents also enjoy access to premium amenities including a fitness centre and owner's lounge—perfect for your daily workout or hosting larger gatherings. Step outside to the spacious balcony, ideal for relaxing, summer BBQs, or unwinding at the end of the day. Located in one of northeast Calgary's fastest-growing and well-planned communities, Cityscape offers future school development, parks, and pathways—making it a great choice for families planning ahead. Major amenities including CrossIron Mills, Costco, Calgary International Airport, Stoney Trail, and Metis Trail are all within a convenient 15-minute drive.