

**1301, 4641 128 Avenue NE**  
**Calgary, Alberta**

**MLS # A2218451**



**\$339,900**

|                  |                                     |               |                  |
|------------------|-------------------------------------|---------------|------------------|
| <b>Division:</b> | Skyview Ranch                       |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)  |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                  |
| <b>Size:</b>     | 907 sq.ft.                          | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                   |               |                  |
| <b>Lot Feat:</b> | -                                   |               |                  |

|                    |                     |                   |        |
|--------------------|---------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                   | <b>Condo Fee:</b> | \$ 352 |
| <b>Basement:</b>   | -                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame          | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks         |                   |        |

**Inclusions:** N/A

**| END UNIT | 2 BEDS | 2 BATHS | TITLED UNDERGROUND PARKING |** Welcome to this bright and spacious 2-bedroom, 2-bathroom end unit condo in the community of Skyview. Offering over 900 square feet of living space and plenty of windows throughout, this home is filled with natural light. The kitchen features a large island, stainless steel appliances, and opens directly to the main living area—perfect for both everyday living and entertaining. A unique layout offers two distinct living or flex spaces, giving you options for a formal sitting area or an additional lounge. From one of the living areas, step through the patio doors onto your own covered balcony—a great spot to relax and enjoy the outdoors. The primary bedroom includes a walk-through closet that leads to a private 3-piece ensuite. A second bedroom and a full 4-piece bathroom offer added comfort and convenience. Keep your car safe and warm year-round with your own titled, heated underground parking stall located by the elevator. Visitor parking is also available for guests. Prairie Sky School is just a short walk away, and the on-site daycare adds extra convenience for families. Commuting is a breeze with quick access to major roads like Stoney Trail, Deerfoot Trail, and Country Hills Blvd, with downtown, the airport, and CrossIron Mills Mall just a short drive away. Monthly condo fees cover water, heat, and professional management, providing peace of mind and a low-maintenance lifestyle. Close to schools, transit, grocery stores, restaurants, and more—this condo offers comfort and flexibility in a fantastic location. Don't miss out—book your showing today!