

3115, 4641 128 Avenue NE
Calgary, Alberta

MLS # A2273024



\$270,000

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|------------------|--|---------------|------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 684 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Parking Pad, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------------------|-------------------|--------|
| Heating: | Baseboard, Central | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 282 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |

Features: Breakfast Bar, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

INVESTORS or FIRST-TIME HOME BUYERS — welcome to your NEW HOME in the desirable community of Skyview Ranch! This MAIN-FLOOR 2-BEDROOM, 2-BATHROOM condo is the perfect blend of COMFORT, CONVENIENCE, and VALUE, with VERY LOW CONDO FEES. The open-concept layout is ideal for easy living or generating strong MONTHLY RENTAL CASH FLOW. The kitchen features GRANITE countertops, STAINLESS STEEL appliances, and a LARGE ISLAND that doubles as a breakfast bar. It flows seamlessly into the living room, which leads to your private patio — a great spot to enjoy morning coffee or unwind with a book. Both bedrooms are well-sized and feature WALKTHROUGH CLOSETS, offering excellent functionality. The primary suite includes a private ensuite with a granite vanity, while the second bedroom has direct access to the main bathroom, making it feel like a SECOND PRIMARY — perfect for roommates or tenants. You’ll love the convenience of a TITLED, HEATED UNDERGROUND PARKING STALL — no more scraping snow or ice in the winter! The building also offers a FITNESS CENTER, on-site daycare, and plenty of VISITOR PARKING. LOCATION is truly UNBEATABLE: walk to shops, groceries, restaurants, and everyday essentials, with QUICK ACCESS to schools, parks, public transit, Stoney Trail, and the airport. Whether you’re looking for a reliable INVESTMENT at a GREAT price or the FIRST PLACE you call home, this MOVE-IN READY unit checks all the boxes. Call your favourite realtor and come see it today!