

**3115, 4641 128 Avenue NE  
 Calgary, Alberta**

**MLS # A2273024**

**\$270,000**



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

<b>Heating:</b>	Baseboard, Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 282
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	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!