

**2105, 4641 128 Avenue NE**  
**Calgary, Alberta**

**MLS # A2300164**



**\$323,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	760 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 310
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry		

**Inclusions:** N/A

Bright and well-maintained 2-bedroom, 2-bathroom condo, located on the GROUND FLOOR (main Floor), next to open space, in Skyview Ranch featuring rare One titled heated underground parking stall. This functional unit offers ~759.1 sq. ft. of open-concept living with a modern kitchen, stainless steel appliances, granite countertops, and a large island. The unit has a exit door on the main living area, which is a private separate entrance door as well. Spacious living and dining area with access to a private Exit door, facing to front side of the building with main floor. The primary bedroom includes a walk-through closet and ensuite. Second bedroom and full bath provide great flexibility for guests or roommates. Includes in-suite laundry, visitor parking, and access to a fitness centre. Condo fees cover heat, water, and maintenance. Prime location near grocery stores, schools, daycare, parks, transit, and quick access to Stoney Trail, Deerfoot Trail, airport, and Cross Iron Mills. Perfect for first-time buyers, investors, or downsizers.