

**1611, 4641 128 Avenue NE**  
**Calgary, Alberta**

**MLS # A2309273**



**\$209,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 525 sq.ft.                         | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Rubber  | <b>Condo Fee:</b> | \$ 225 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stucco, Wood Frame            | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, High Ceilings, Open Floorplan |                   |        |

**Inclusions:** None

Welcome to this bright TOP FLOOR apartment with titled underground parking in one of Skyview Ranch's most sought-after complexes. Ideally located along 128th Avenue, this well-maintained building offers exceptional access to Metis Trail, Stoney Trail, Costco, CrossIron Mills Shopping Centre, schools, Skyview Community Playground & Basketball Courts, plus a future LRT/train station nearby. This stylish 2-bedroom, 1-bathroom unit features modern vinyl plank flooring, 9-foot knockdown ceilings, in-suite laundry, granite countertops & a fully tiled backsplash. A welcoming foyer connects the spacious bedrooms, full bathroom & convenient laundry closet before opening into the functional kitchen and sun-filled living room. Natural light pours through the large windows and continues seamlessly onto the sunny SOUTH-FACING balcony, creating a warm and inviting atmosphere throughout the home. Residents enjoy access to fantastic amenities including a fitness centre, main-floor daycare & a PET-FRIENDLY community (with board approval). Opportunities to own in this desirable complex are rare & especially at this price point. Whether you're a first-time buyer, downsizer or investor, this is an exceptional opportunity in a rapidly growing community.