

1611, 4641 128 Avenue NE
Calgary, Alberta

MLS # A2309273



\$189,900

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

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 225
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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.