

**3325, 4641 128 Avenue NE**  
**Calgary, Alberta**

**MLS # A2316085**



**\$319,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 380

**Basement:** -

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** N/A

WELCOME TO ONE OF THE LARGEST AND MOST DESIRABLE FLOOR PLANS IN THE COMPLEX! This immaculate corner-unit condo offers the perfect blend of space, style, and functionality, showcasing true pride of ownership throughout. With over 900 sq. ft. of thoughtfully designed living space, this home feels more like a show suite than a resale property. The bright open-concept layout is enhanced by additional corner-unit windows that flood the space with natural light. The stunning kitchen features quartz countertops, upgraded stainless steel appliances, an oversized island with eating bar, upgraded full-height backsplash, and abundant cabinetry, making it ideal for both everyday living and entertaining. The spacious dining area flows seamlessly into the inviting living room, complete with a beautiful feature fireplace and direct access to the private balcony. The thoughtfully designed floor plan offers excellent bedroom separation, creating privacy for roommates, guests, or a home office setup. The primary retreat features a walk-through closet and a full ensuite bath, while the second bedroom is generously sized and conveniently located beside another full bathroom. Additional upgrades include luxury vinyl plank flooring, upgraded lighting, in-suite laundry, high ceilings, titled underground heated parking, and a titled storage locker. Residents enjoy access to fantastic building amenities, including a fitness centre (3 new treadmills and dumbbell/weight rack put in within the last year), party room, secured entry, visitor parking, and convenient access to shopping, restaurants, parks, transit, Stoney Trail, Deerfoot Trail, Calgary International Airport, and future LRT expansion. Whether you're a first-time buyer, downsizer, or investor, opportunities like this rarely come available. Move-in ready, beautifully maintained, and one of the premier units in the building. Book your

private showing today.