

**1609, 4641 128 Avenue NE**  
**Calgary, Alberta**

**MLS # A2318618**



**\$201,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	522 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** None

This top-floor condo in SkyView Ranch offers excellent value for both first-time buyers and investors looking for an affordable ownership opportunity. A compelling option for buyers who want to transition from renting to building equity. The bright and open layout is designed for comfortable everyday living with modern finishes throughout. The floor plan includes two well-sized bedrooms and a four-piece bathroom, providing practical space for residents or tenants. A private balcony extends the living area and offers a pleasant spot to enjoy the view and natural light. The kitchen features stainless steel appliances and granite countertops, adding durability and appeal. Low condo fees and a titled, heated underground parking stall contribute to the overall affordability and convenience of this property. The building also includes a gym facility, enhancing its rental and lifestyle value. The location provides quick access to SkyView Plaza, grocery stores, restaurants, medical services, CrossIron Mills, the airport, and major routes including Stoney Trail, Metis Trail, and Deerfoot Trail. Nearby schools include Apostles of Jesus School, Prairie Sky School, Nelson Mandela High School, and Peter Lougheed School. With strong rental demand in the area and ownership costs that can be lower than renting, this home represents a smart alternative to paying someone else's mortgage and a solid long-term investment in a growing community. some of the images are virtually stage and AI generated.