

2401, 4641 128 Avenue NE  
Calgary, Alberta

MLS # A2254291

\$337,900

|           |                                              |        |                  |
|-----------|----------------------------------------------|--------|------------------|
| Division: | Skyview Ranch                                |        |                  |
| Type:     | Residential/High Rise (5+ stories)           |        |                  |
| Style:    | Apartment-Single Level Unit                  |        |                  |
| Size:     | 905 sq.ft.                                   | Age:   | 2020 (5 yrs old) |
| Beds:     | 2                                            | Baths: | 2                |
| Garage:   | Parkade, Secured, Stall, Titled, Underground |        |                  |
| Lot Size: | -                                            |        |                  |
| Lot Feat: | -                                            |        |                  |

|             |                                                                           |            |        |
|-------------|---------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                 | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                                                       | Sewer:     | -      |
| Roof:       | -                                                                         | Condo Fee: | \$ 366 |
| Basement:   | -                                                                         | LLD:       | -      |
| Exterior:   | Concrete, Mixed, Stucco, Vinyl Siding, Wood Frame                         | Zoning:    | DC     |
| Foundation: | Poured Concrete                                                           | Utilities: | -      |
| Features:   | Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |            |        |

Inclusions: N/A

Bright & Spacious Corner Unit on a 4th floor with a Stunning Views! Welcome to this beautifully upgraded 2 Bedrooms + den, 2 bathrooms condo offering 905 sq ft of open-concept living in the vibrant community of Skyview. Located on the 4th floor, this corner unit showcases breathtaking mountain and downtown views through large windows that flood the space with natural light. The stylish kitchen is equipped with granite countertops, stainless steel appliances (including a microwave hood fan), a large island, and quality finishes throughout—ideal for both everyday living and entertaining. The functional layout offers a large Dining and living areas. The primary bedroom features a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is conveniently located near the main 4-piece bath. The versatile den is perfect for a home office, nursery, or reading nook. You'll love the durable vinyl plank flooring throughout the main living areas, with cozy carpet in the bedrooms for added comfort. Enjoy the convenience of in-suite laundry, titled heated underground parking (#414), GYM, and ample visitor parking. Low monthly condo fees include heat, water, and professional management, offering a low-maintenance lifestyle. Located close to Prairie Sky School, on-site daycare, restaurants, grocery stores, parks, and with quick access to Stoney Trail, Deerfoot Trail, and Country Hills Blvd, this home is perfectly positioned for both comfort and connectivity. Perfect for first-time home buyers and investors alike, this condo offers a rare blend of value, location, and flexibility. Don't miss your chance—book your showing today!