

**1317, 4641 128 Avenue NE**  
**Calgary, Alberta**

**MLS # A2238812**



**\$359,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <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>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Secured, Titled, Underground       |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                 |                   |        |
|--------------------|-----------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                               | <b>Condo Fee:</b> | \$ 380 |
| <b>Basement:</b>   | -                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame                             | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |        |
| <b>Inclusions:</b> | None                                                            |                   |        |

This stunning end unit 2 Bed + Den condo boasts over 980 sq ft of living space, offering an expansive open floor plan that seamlessly connects the spacious den, perfect for a home office, to the large kitchen equipped with stainless steel appliances. The private balcony, accessible via sliding doors from the open-concept living room, is an ideal spot for relaxation and entertainment. . The primary bedroom is generously sized for your comfort, complemented by a 4-piece en-suite bath and a decent-sized second bedroom with another full bath. Enjoy the convenience of in-suite washer and dryer with additional storage. With titled underground parking and storage, and impressively low condo fees, this unit presents a fantastic opportunity. Its prime location near public and Catholic schools, public transportation, shops, and Cross Iron Mills makes it an attractive choice for those seeking convenience and accessibility. Book your private viewing today to experience this incredible condo's potential!