

**3521, 4641 128 Avenue**  
**Calgary, Alberta**

**MLS # A2245565**



**\$295,000**

|                  |                                                                        |               |                  |
|------------------|------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Skyview Ranch                                                          |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                                     |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                                            |               |                  |
| <b>Size:</b>     | 756 sq.ft.                                                             | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2                                                                      | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Heated Garage, Insulated, Parkade, Secured, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                                                      |               |                  |
| <b>Lot Feat:</b> | -                                                                      |               |                  |

|                    |                            |                   |        |
|--------------------|----------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Central         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                          | <b>Condo Fee:</b> | \$ 310 |
| <b>Basement:</b>   | -                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame       | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                          | <b>Utilities:</b> | -      |

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Investors or First-Time Home Buyers - Welcome to your NEW HOME on the 5TH FLOOR in the desirable community of Skyview Ranch, with LOW CONDO FEES! This WELL-MAINTAINED 2-BEDROOM, 2-BATHROOM condo with a flex room/den offers comfort, convenience, and style. The den is perfect as a home office or dining space, while the open-concept layout makes ENTERTAINING EFFORTLESS. The kitchen features GRANITE countertops, a STYLISH backsplash, STAINLESS STEEL appliances, and a LARGE ISLAND/breakfast bar. Built-in FLOATING DRAWERS provide extra storage and a clean, MODERN look. The bright living room opens onto a spacious CORNER BALCONY, perfect for relaxing or hosting guests. Both bedrooms are GENEROUSLY sized with WALKTHROUGH closets and come with FRESHLY DRY-CLEANED carpet, while the rest of the home features durable vinyl flooring. The primary suite includes a private ensuite with granite vanity, and the second bedroom connects directly to the main bathroom, making it feel like a SECOND PRIMARY. Enjoy the convenience of a TITLED, HEATED UNDERGROUND parking stall with an additional storage space&mdash;no more scraping your car in winter, and extra room for seasonal items. Building amenities include a FITNESS CENTER, on-site daycare, and plenty of VISITOR PARKING. The LOCATION is absolutely UNBEATABLE: walk to nearby shops, groceries, restaurants, and services, with QUICK ACCESS to schools, parks, public transit, Stoney Trail, and the airport. This home is MOVE-IN READY and offers the perfect balance of comfort, storage, and convenience. Ask your favourite realtor, and come have a look today!!