



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1316, 4641 128 Avenue NE
Calgary, Alberta

MLS # A2219472



\$346,000

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:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 351
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: none

This spacious and open-concept corner unit condo is one of the largest available in the area. It features two generously sized bedrooms, two full bathrooms, and an underground parking spot conveniently located near the elevator. The kitchen boasts a large island with elegant granite countertops and a full set of stainless steel appliances. Both bathrooms offer matching granite countertops, vanities, and luxury handheld showerheads. The unit includes in-suite laundry with an upgraded stacked front-load washer and dryer. The expansive balcony is ideal for relaxing or entertaining guests. On-site amenities include a fitness center, elevator, event room, an on-site daycare, and a nearby playground. The heated underground parking also offers separate bike storage, and there is plenty of visitor parking available near the entrance. The condo fees are very low, covering water, heating, and common area maintenance. The building is highly secure with FOB access and 24/7 surveillance cameras. This beautifully maintained unit is filled with natural light thanks to its large windows and corner location, creating a warm and inviting atmosphere throughout the day. With its modern finishes, open layout, and thoughtful touches, it's perfect for professionals, small families, or those looking to downsize without compromising on space or comfort. Situated in a vibrant and growing neighborhood, you'll be just minutes from shopping, dining, schools, and public transit, offering both convenience and a strong sense of community.