



**GRASSROOTS**  
REALTY GROUP

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2211, 4641 128 Avenue NE  
Calgary, Alberta

MLS # A2239705



**\$274,500**

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	526 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 225
Basement:	-	LLD:	-
Exterior:	Mixed, Stucco, Vinyl Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Discover comfort and convenience in this inviting 2-bedroom, 1-bathroom condo nestled in the vibrant community of Skyview Ranch. Perfect for first-time buyers, downsizers, or investors, this well-maintained unit offers a smart, functional layout designed to make the most of its space. The open-concept living area flows seamlessly into a stylish kitchen complete with stainless steel appliances—ideal for cooking and entertaining. Both bedrooms are well-sized, providing peaceful retreats at the end of the day, while the modern bathroom adds a touch of contemporary charm. Step outside onto your private balcony to enjoy a morning coffee or evening unwind in a quiet setting. The unit also includes a dedicated parking stall for added convenience. Enjoy low condo fees and fantastic building amenities—including a gym that's perfect for those quick workouts or anyone who loves to stay active. Located just minutes from shopping, schools, parks, and transit, this home combines value and lifestyle in one of Calgary's growing neighborhoods.