



GRASSROOTS
REALTY GROUP

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2209, 4641 128 Avenue NE
Calgary, Alberta

MLS # A2259176



\$245,000

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	520 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 225
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	dc
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Welcome to this stylish and efficient 2-bedroom, 1-bath condo in the vibrant Skyview Ranch community. Located on the second floor, this bright unit features upgraded luxury vinyl plank floors (2023) throughout and open concept living creating an airy, flexible layout perfect for singles, couples, or investors. Enjoy your north-facing balcony, ideal for morning coffee or evening relaxation. The kitchen opens to the living area, maximizing natural light and functionality in this well-designed space. This secure building offers underground heated parking, visitor parking, and fantastic amenities — including an on-site daycare (fee-based), fitness center, and common/party room. Upgrades throughout include fresh paint and a new washer (2023), new tile backsplash and undercabinet lighting (2023), granite counter tops in kitchen and washroom, soft close cabinets, and stainless-steel appliances. Conveniently located near schools, shopping, and major routes, this move-in-ready condo is a great opportunity to own in one of Calgary's growing communities!