



GRASSROOTS
REALTY GROUP

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2209, 4641 128 Avenue NE
Calgary, Alberta

MLS # A2272827



\$215,000

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	525 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1
Garage:	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:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

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 LVP floors (2023) throughout and open concept living. 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 unit offers underground heated parking, and the building features visitor parking, with 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), with granite counter tops in kitchen and washroom, with soft close cabinets, and stainless-steel appliances complete this unit. Conveniently located near schools, shopping, and major routes, this move-in-ready condo is a great opportunity to own in one of Calgary's communities!