



**3115, 4641 128 Avenue NE
Calgary, Alberta**

MLS # A2273024



\$255,000

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	684 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Parking Pad, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 282
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

INVESTORS or FIRST-TIME HOME BUYERS — welcome to your NEW HOME in the desirable community of Skyview Ranch! This MAIN-FLOOR 2-BEDROOM, 2-BATHROOM condo is the perfect blend of COMFORT, CONVENIENCE, and VALUE, with VERY LOW CONDO FEES. The open-concept layout is ideal for easy living or generating strong MONTHLY RENTAL CASH FLOW. The kitchen features GRANITE countertops, STAINLESS STEEL appliances, and a LARGE ISLAND that doubles as a breakfast bar. It flows seamlessly into the living room, which leads to your private patio — a great spot to enjoy morning coffee or unwind with a book. Both bedrooms are well-sized and feature WALKTHROUGH CLOSETS, offering excellent functionality. The primary suite includes a private ensuite with a granite vanity, while the second bedroom has direct access to the main bathroom, making it feel like a SECOND PRIMARY — perfect for roommates or tenants. You’ll love the convenience of a TITLED, HEATED UNDERGROUND PARKING STALL — no more scraping snow or ice in the winter! The building also offers a FITNESS CENTER, on-site daycare, and plenty of VISITOR PARKING. LOCATION is truly UNBEATABLE: walk to shops, groceries, restaurants, and everyday essentials, with QUICK ACCESS to schools, parks, public transit, Stoney Trail, and the airport. Whether you’re looking for a reliable INVESTMENT at a GREAT price or the FIRST PLACE you call home, this MOVE-IN READY unit checks all the boxes. Call your favourite realtor and come see it today!