



**GRASSROOTS**  
REALTY GROUP

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**3419, 4641 128 Avenue NE  
Calgary, Alberta**

**MLS # A2281505**



**\$259,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	721 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 271
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s)		

**Inclusions:** N/A

This could be the one! Interior corner unit in Skyview Landing offering rare value, with nearly 700 sq. ft, this bright and inviting 2-bedroom, 1-bathroom condo is perfect for first-time buyers or investors looking for a move-in-ready opportunity with quick possession available. The open concept layout features a spacious living and dining area, perfect for relaxing or entertaining, and a beige kitchen complete with granite countertops, a stainless steel appliance package, cabinet storage, and a breakfast bar. Enjoy the natural light streaming through large windows and sliding glass doors that open onto your private balcony with open sight lines. Additional features include in-suite laundry, a 4-piece bathroom with tub/shower combo, and a titled underground heated parking stall (Stall 754) in a secure parkade with separate bike storage. The well-managed building offers low condo fees and great amenities, including a fitness room, day care, intercom, two elevators, and plenty of visitor parking. Located in Skyview Ranch with quick access to Stoney and Metis Trail, and close to shopping, restaurants, schools, and more, this is the one you've been waiting for!