



GRASSROOTS
REALTY GROUP

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**3403, 4641 128 Avenue NE
Calgary, Alberta**

MLS # A2283663



\$274,999

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	754 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 324
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this bright and well-maintained two-bedroom, two-bathroom condo in the vibrant Skyview Ranch community, offering 754 sq. ft. of interior living space plus a balcony, for a combined total of over 800 sq. ft. filled with natural light. The modern kitchen features stainless steel appliances, granite countertop, ample cabinetry and a large island with bar seating, ideal for everyday living and entertainment. The kitchen flows seamlessly into the spacious living and dining areas, with a flexible layout suitable for a lounge or home office. Enjoy your private covered balcony or patio, perfect for relaxing outdoors. The primary bedroom includes a walk-through closet and private ensuite. A second bedroom and full bathroom provide excellent privacy for guests, roommates or family. Additional features include in-suite laundry, luxury vinyl plank and carpet flooring and two car titled underground parking stall conveniently located near the stairwell. Visitor parking is available. Building amenities include a fitness centre, while condo fees cover heat, water, outdoor cleaning, landscaping, snow removal, and professional management. Ideally located across from grocery store and Dollarama. Close to Prairie Sky School, on-site daycare, parks, shopping, transit, and major routes including Stoney Trail, Deerfoot Trail and Country Hills Boulevard with quick access to downtown, the airport, and CrossIron Mills. An excellent opportunity for first-time buyers, downsizers, or investors seeking comfort, convenience, and value.