



**2209, 4641 128 Avenue NE**  
**Calgary, Alberta**

**MLS # A2294672**



**\$215,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	525 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

What a Gem! Yes - this one is as good as it looks! This BRIGHT and well-maintained 2-bedroom, 1-bath condo is located on the second floor and features UPGRADED LVP FLOORING (2023) and a functional open-concept layout that maximizes space and NATURAL LIGHT. The 2-bed layout offers flexibility, with the second bedroom also ideal as a home office or den. All of this comes with EXTREMELY LOW CONDO FEES! Enjoy your PRIVATE north-facing BALCONY, perfect for morning coffee or evening relaxation. The kitchen is finished with GRANITE COUNTERTOPS, SOFT-CLOSE CABINETS, upgraded STAINLESS-STEEL APPLIANCES, and a NEW TILE BACKSPLASH with UNDER-CABINET LIGHTING (2023). Recent updates include FRESH PAINT and a NEW WASHER (2023). This secure building offers UNDERGROUND PARKING, VISITOR PARKING, plus amenities including a FITNESS CENTER, COMMON/PARTY ROOM, and an ON-SITE DAYCARE (fee-based)! Located near schools, shopping and major routes! Hurry Up!