



GRASSROOTS
REALTY GROUP

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1310, 4641 128 Avenue NE
Calgary, Alberta

MLS # A2144002



\$334,900

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	757 sq.ft.	Age:	2020 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 298
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to unit 1310 of Skyview Landing, a true gem located on a quiet street in the sought-after Skyview community. Whether you're a first-time buyer or looking for an investment opportunity, unit 1310 at Skyview Landing has it all. This spacious and practical 2-bedroom, 2-bathroom unit with a den offers an ideal layout for both personal living and investment purposes. Key Features: Super Low Condo Fee and Positive Cash Flow: Enjoy the benefits of low monthly costs and a property that pays off. Size and Layout: With RMS of 757 sq. ft., this apartment boasts a highly functional floor plan. The large master bedroom features a walk-through closet leading to a 4-piece en-suite bathroom, while the second spacious bedroom shares another 4-piece bathroom. The open den is perfect for an office or game room. Bright and Airy Living Spaces: Large windows flood the unit with natural light, complementing the vinyl flooring in the living area. The adjacent dining area and great kitchen provide plenty of storage and counter space, complete with granite countertops in both the kitchen and bathrooms. In-Suite Amenities: The convenience of in-suite laundry with a stacked washer and dryer ensures your needs are met. Outdoor Living: The oversized balcony with views is perfect for gatherings and summer BBQs. Parking and Building Amenities: Enjoy the comfort of a titled underground parking spot to keep your car warm during winter. The complex also offers ample visitor parking, a fitness center, and an amenity room for residents. Convenient Location: The complex is close to all amenities, public transportation, and the future 128 LRT Station. Schools, daycares, restaurants, pharmacies, shops, and more are all within reach. Prairie Sky School is just around the corner, adding to the convenience for families. Accessibility: Easy access to major roads such as Stoney Trail, Deerfoot Trail,

and Country Hills Blvd. A 20-minute drive to downtown and a 10-minute drive to CrossIron Mills Mall or the airport make commuting a breeze. This well-managed building includes water, heating, insurance, and professional management in the condo fee, allowing you to move in and relax. Experience the lifestyle of one of the best Northeast communities with parks, playgrounds, shops, and more. Come and see for yourself! Schedule your visit today and discover your new home!