



**GRASSROOTS**  
REALTY GROUP

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2304, 4641 128 Avenue NE  
Calgary, Alberta

MLS # A2152117



**\$325,000**

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	682 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 271
Basement:	-	LLD:	-
Exterior:	Mixed, Stucco, Veneer, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: NONE

Welcome to this stunning 2 primary bedroom with TWO 4-PC ENSUITE unit in the vibrant community of Skyview Ranch. As we enter this beautiful THIRD-LEVEL unit in a six-story condominium complex, you'll immediately notice the convenience of being close to numerous parks and a brand-new retail plaza, walking distance to PRAIRIE SKY SCHOOL. This prime location also offers easy access to the CALGARY AIRPORT AND MAJOR HIGHWAYS such as Stoney Trail and Deerfoot Trail. Step inside to experience the powerful AIR CONDITIONING provided by the split wall unit, ensuring comfort during the warmer months. The living space boasts an upgraded kitchen with stainless steel appliances, granite countertops, and ample cabinet and drawer storage, making it a chef's dream. The combination of laminate and carpet flooring adds a touch of elegance to the interiors. The remarkably low condo fee of \$270.95 includes water, heat, and maintenance, ensuring a worry-free living experience. One of the standout features of this property is the heated underground parkade/garage, which includes plenty of visitor parking stalls for your guests. Additionally, the condominium complex offers a range of facilities, including a daycare, fitness center, and an amenity room, catering to all your lifestyle needs. With easy access to schools, parks, and the bustling Crossiron Mills Mall just 10 minutes away, this condo is perfectly situated for both convenience and leisure. Don't miss the opportunity to view this modern and beautifully maintained condo that offers exceptional value. Schedule your showing today!