

**#2621, 4641 128 Avenue NE**  
**Calgary, Alberta**

**MLS # A2239519**



**\$339,900**

|                  |                                              |               |                  |
|------------------|----------------------------------------------|---------------|------------------|
| <b>Division:</b> | Skyview Ranch                                |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)           |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                  |               |                  |
| <b>Size:</b>     | 926 sq.ft.                                   | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2                                            | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Enclosed, Heated Garage, Titled, Underground |               |                  |
| <b>Lot Size:</b> | 0.00 Acre                                    |               |                  |
| <b>Lot Feat:</b> | -                                            |               |                  |

|                    |                                                                                                                 |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Electric                                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl, Vinyl Plank                                                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat                                                                                                            | <b>Condo Fee:</b> | \$ 366 |
| <b>Basement:</b>   | -                                                                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Metal Siding , Wood Frame                                                                             | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |                   |        |

**Inclusions:** N/A

Spacious 2-Bed, 2-Bath Corner Unit with Underground Parking | 6th Floor Living at Its Best Welcome to this beautifully designed 6th floor corner unit, offering 2 generously sized bedrooms and 2 full bathrooms in a well-maintained residential building. This bright and airy condo boasts an open-concept layout with large windows that flood the space with natural light and offer expansive views. The modern kitchen features sleek cabinetry, ample counter space, and an island that opens seamlessly into the living and dining areas—perfect for entertaining or relaxing at home. The primary bedroom includes a private ensuite and large closet, while the second bedroom is ideal for guests, a home office, or a growing family. Enjoy your morning coffee or evening sunsets from the private balcony, accessible from the living room. Additional features include in-suite laundry, climate control, and plenty of storage throughout. This unit includes one secure underground parking space and access to building amenities such as a fitness centre, party room, and visitor parking. Located in a desirable neighbourhood of Skyview close to shops, restaurants, parks, public transit, and major highways such as Stoney and Deerfoot. This home offers the perfect blend of comfort, and convenience. Call to book your private showing.