

**2211, 4641 128 Avenue NE**  
**Calgary, Alberta**

**MLS # A2239705**



**\$274,500**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Loft/Bachelor/Studio     |               |                  |
| <b>Size:</b>     | 526 sq.ft.                         | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                |                   |        |
|--------------------|------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                              | <b>Condo Fee:</b> | \$ 225 |
| <b>Basement:</b>   | -                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed, Stucco, Vinyl Siding                    | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Vinyl Windows |                   |        |

**Inclusions:** N/A

Discover comfort and convenience in this inviting 2-bedroom, 1-bathroom condo nestled in the vibrant community of Skyview Ranch. Perfect for first-time buyers, downsizers, or investors, this well-maintained unit offers a smart, functional layout designed to make the most of its space. The open-concept living area flows seamlessly into a stylish kitchen complete with stainless steel appliances—ideal for cooking and entertaining. Both bedrooms are well-sized, providing peaceful retreats at the end of the day, while the modern bathroom adds a touch of contemporary charm. Step outside onto your private balcony to enjoy a morning coffee or evening unwind in a quiet setting. The unit also includes a dedicated parking stall for added convenience. Enjoy low condo fees and fantastic building amenities—including a gym that's perfect for those quick workouts or anyone who loves to stay active. Located just minutes from shopping, schools, parks, and transit, this home combines value and lifestyle in one of Calgary's growing neighborhoods.