



DON'T GAMBLE WITH YOUR HOME.
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ASSOCIATE

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3521, 4641 128 Avenue
Calgary, Alberta

MLS # A2245565



\$307,449

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	756 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Insulated, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 310
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Storage, Walk-In Closet(s)

Inclusions: N/A

Investors or First-Time Home Buyers - Welcome to your NEW HOME on the 5TH FLOOR in the desirable community of Skyview Ranch, with LOW CONDO FEES! This WELL-MAINTAINED 2-BEDROOM, 2-BATHROOM condo with a flex room/den offers comfort, convenience, and style. The den is perfect as a home office or dining space, while the open-concept layout makes ENTERTAINING EFFORTLESS. The kitchen features GRANITE countertops, a STYLISH backsplash, STAINLESS STEEL appliances, and a LARGE ISLAND/breakfast bar. Built-in FLOATING DRAWERS provide extra storage and a clean, MODERN look. The bright living room opens onto a spacious CORNER BALCONY, perfect for relaxing or hosting guests. Both bedrooms are GENEROUSLY sized with WALKTHROUGH closets and come with FRESHLY DRY-CLEANED carpet, while the rest of the home features durable vinyl flooring. The primary suite includes a private ensuite with granite vanity, and the second bedroom connects directly to the main bathroom, making it feel like a SECOND PRIMARY. Enjoy the convenience of a TITLED, HEATED UNDERGROUND parking stall with an additional storage space—no more scraping your car in winter, and extra room for seasonal items. Building amenities include a FITNESS CENTER, on-site daycare, and plenty of VISITOR PARKING. The LOCATION is absolutely UNBEATABLE: walk to nearby shops, groceries, restaurants, and services, with QUICK ACCESS to schools, parks, public transit, Stoney Trail, and the airport. This home is MOVE-IN READY and offers the perfect balance of comfort, storage, and convenience. Ask your favourite realtor, and come have a look today!!

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