



GRASSROOTS
REALTY GROUP

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2314, 4641 128 Avenue NE
Calgary, Alberta

MLS # A2333874



\$249,900

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	694 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright, beautifully maintained 2-bedroom, 2-bathroom condo with low condo fee and titled underground parking, offering the perfect blend of style, comfort, and convenience. The open-concept layout is filled with natural light and features a modern kitchen with granite countertops, ample cabinetry and a functional design overlooking the dining and living areas perfect for everyday living and entertaining. The spacious living room opens to a sunny south-facing balcony, ideal for BBQs and relaxing outdoors. The primary bedroom features a walk-through closet leading to a private 4-piece ensuite, while the well-separated second bedroom and full bathroom provide excellent privacy for family, guests or a home office. Additional highlights include in-suite laundry, access to a fitness centre and a well-managed building. Conveniently located just across the shopping centre, restaurants, schools, parks, public transit, and major roadways, this move-in-ready condo is an excellent opportunity for first-time buyers, investors, or those looking to downsize while enjoying a low maintenance lifestyle.