

**1106, 4641 128 Avenue NE
Calgary, Alberta**

MLS # A2228702



\$318,500

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	691 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 282
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Elevator, Kitchen Island		

Inclusions: N/A

Welcome to the perfect blend of comfort, value, and convenience—this is the one you’ve been waiting for! Ideal for first-time home buyers or savvy investors! This bright and inviting 2 bedroom & 2 bathroom apartment with titled underground parking and a functional open concept layout has low condo fees, and a location that’s hard to beat. The spacious living room is finished with durable LVP flooring and large windows that fill the space with natural light, The living room provides direct access to the patio and quick entry to the main road and extra street parking. The kitchen and dining areas flow seamlessly, making it easy to cook, dine, and entertain. The primary bedroom includes a walk-in closet and private 4-piece ensuite, while the second bedroom offers ample space for guests, roommates, or a home office. Located just steps from a playground and across the street from restaurants, shops, public Catholic & public schools, and public transit, this home truly has it all—including a gym and an on-site daycare in the complex for added convenience. Don't miss out on this fantastic opportunity in a prime location!