

**4641 128 Avenue #4507, Calgary T3N 1T4**

MLS® #: **A2170233**      Area: **Skyview Ranch**      Listing Date: **10/05/24**      List Price: **\$259,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **30,000 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **524**  
 Low Sqft:  
 Ttl Sqft: **524**

DOM  
**59**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Street Lighting**  
 Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete, Wood Frame**  
 Heating: **Baseboard, Natural Gas**      Flooring: **Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`7" x 9`10"	Kitchen	Main	6`8" x 14`3"
Laundry	Main	3`1" x 3`5"	Bedroom - Primary	Main	9`2" x 8`5"
4pc Bathroom	Main	4`11" x 7`7"	Entrance	Main	3`6" x 8`2"
Bedroom	Main	7`0" x 8`4"	Balcony	Main	9`4" x 6`7"

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$216

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 2010209

Remarks

Pub Rmks: **Welcome to this air-conditioned, single-level apartment in the highly desirable Skyview community! This inviting unit features a spacious primary bedroom, perfect for relaxation, and a versatile second bedroom/den with sliding doors—ideal for a home office or guest room. The south facing modern kitchen comes fully equipped with updated appliances and abundant cabinet space, seamlessly flowing into the combined dining and living area—an excellent setting for both entertaining and everyday comfort. Step out onto your private balcony to enjoy morning coffee, unwind in the evening, or simply take in the fresh air. For your convenience, this unit includes a titled underground parking stall (#943), ensuring your vehicle's safety and security. Additional amenities include in-suite laundry, access to a well-equipped gym, and a party room for gatherings. Located close to major routes, public transit, schools, and various amenities, this home offers an unmatched lifestyle of ease and comfort. Don't miss the chance to make this charming retreat yours—contact your favorite realtor today!**

Inclusions: N/A  
Property Listed By: TrustPro Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







