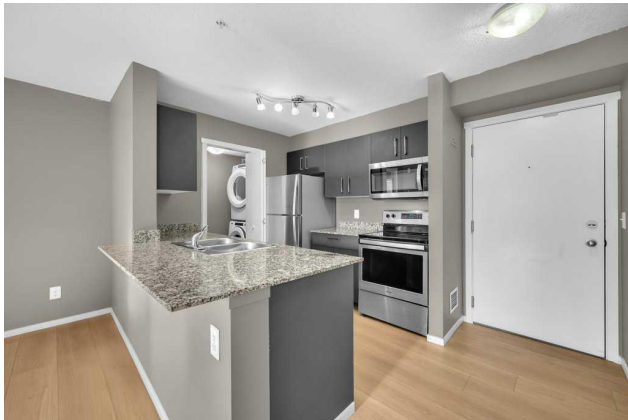


4641 128 Avenue #2218, Calgary T3N 1T3

MLS®#: **A2186712** Area: **Skyview Ranch** Listing **01/10/25** List Price: **\$295,900**
 Status: **Active** County: **Calgary** Change: **-\$14k, 05-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2020**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **689**
 Low Sqft:
 Ttl Sqft: **689**

Heated Garage,Off Street,Parkade,Secured,Titled,Underground

DOM

43

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Playground**

Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`8"	4pc Ensuite bath	Main	7`10" x 4`11"
Bedroom	Main	10`3" x 8`9"	Dining Room	Main	6`11" x 13`5"
Kitchen	Main	7`10" x 7`11"	Laundry	Main	7`11" x 3`0"
Living Room	Main	11`2" x 10`9"	Bedroom - Primary	Main	10`11" x 9`8"

Legal/Tax/Financial

Condo Fee: **\$271** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **2010207**

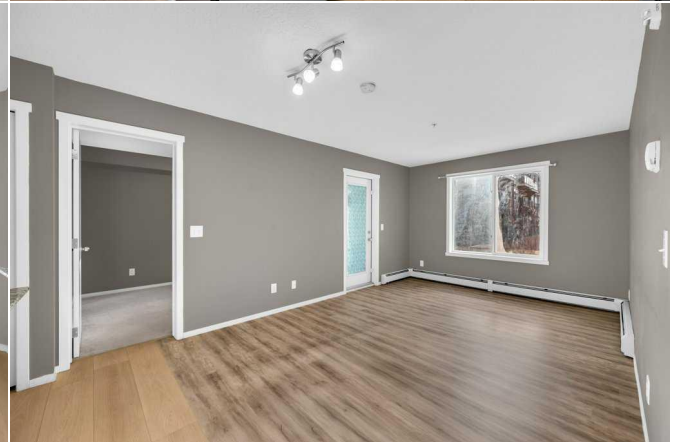
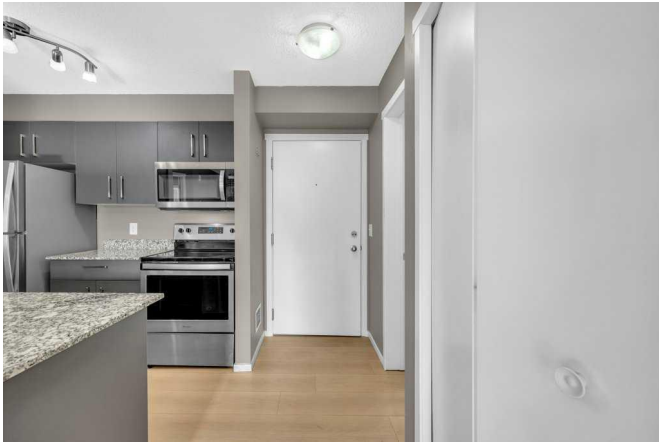
Remarks

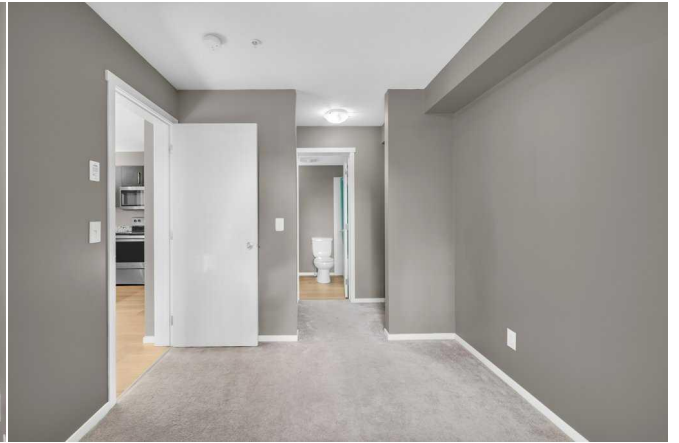
Pub Rmks: **Located in the highly sought-after community of Skyview Ranch, this stylish 2-bedroom, 2-bathroom condo offers the perfect combination of comfort and convenience. The unit features a spacious south-facing balcony that fills the entire home, including both bedrooms, with natural sunlight throughout the year. Move-in ready and thoughtfully designed, this condo boasts modern finishes, including a pleasing color palette, white trim, and beautiful laminate vinyl plank flooring. The open-concept layout is perfect for creating lasting memories and comfortable living. The kitchen comes equipped with high-quality stainless steel appliances, including a top-freezer refrigerator, dishwasher, front-load washer and dryer, and a generous corner pantry with an adjacent laundry room for added convenience. The two bedrooms are well-sized, with the master suite offering a 4-piece ensuite and a walk-through closet. The second bathroom is a Jack-and-Jill style 4-piece, making it ideal for shared living. Located on the second floor, this unit offers easy access, and if the elevator is ever occupied, just a few stairs will get you home. It comes with one heated, underground, TITLED parking stall, ensuring your vehicle stays protected year-round. Enjoy the many amenities within the complex, including a daycare in Building 1000, a fitness room in Building 3000, and an amenity room in Building 2000. There's also plenty of visitor parking for your guests. The HOA fee is included in the condo fees for your convenience. Check out the virtual tour for a closer look!**

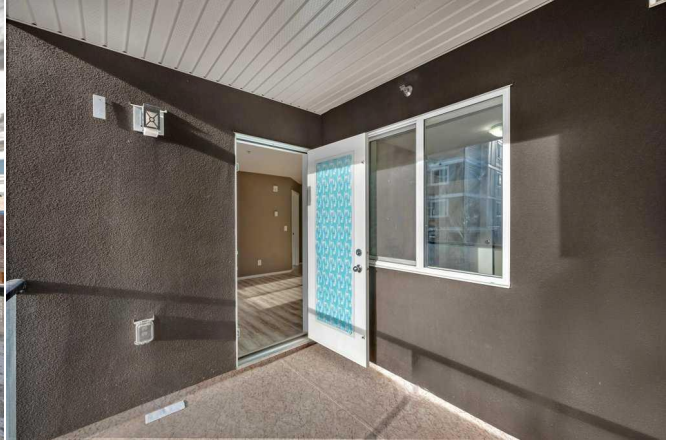
Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









2218-4641 128 Ave NE, Calgary, AB

Main Floor Interior Area 689.05 sq ft



0 3 6 ft PREPARED: 2023/01/06

White regions are excluded from total floor area in AGIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.