

# \$310,000 - 4206, 4641 128 Avenue Ne, Calgary

MLS® #A2226369

**\$310,000**

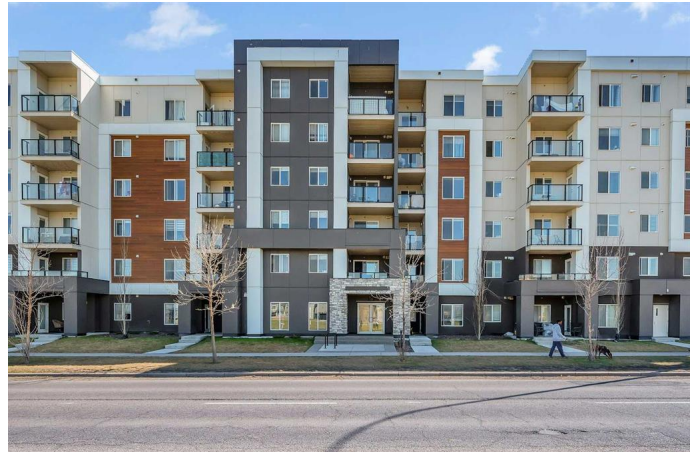
2 Bedroom, 2.00 Bathroom, 707 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

**PRICE DECREASE FOR QUICK SALE !!**

Welcome to this bright and stylish 2-BEDROOM, 2-BATHROOM apartment featuring HEATED UNDERGROUND PARKING and a PRIVATE BALCONY in a well-managed complex! This spacious unit offers an OPEN-CONCEPT LAYOUT perfect for both everyday living and entertaining. The kitchen is thoughtfully designed with CEILING-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, and a CONVENIENT BREAKFAST BAR, and PANTRY. The PRIMARY BEDROOM includes a WALK-THROUGH CLOSET and a PRIVATE 4-PIECE ENSUITE, while the SECOND BEDROOM is well-sized and the SECOND FULL BATHROOM—ideal for guests or a home office. Both bathrooms are upgraded with TILE-TO-CEILING SHOWER SURROUNDS for a sleek, modern finish. Enjoy your morning coffee or evening wind-down on your PRIVATE BALCONY. Additional features include, DAYCARE WITHIN THE COMPLEX convenient for working parents IN-SUITE LAUNDRY, HEATED UNDERGROUND PARKING, and AMPLE VISITOR PARKING. Located minutes from STONEY TRAIL and METIS TRAIL, right opposite to DOLLARAMA, SANJHA PUNJAB GROCERY, and DESI BISTRO RESTAURANT, this home is surrounded by everyday essentials and amenities. SCHOOLS, PARKS, GAS STATION, and PUBLIC TRANSIT are at close proximity. Ideal



for FIRST-TIME BUYERS, DOWNSIZERS, or INVESTORS”this home offers practical value and convenience. Book your private showing today!

Built in 2019

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2226369          |
| Price          | \$310,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 707               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 4206, 4641 128 Avenue Ne |
| Subdivision | Skyview Ranch            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3N 1T5                  |

**Amenities**

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Parking, Secured Parking, Visitor Parking, Service Elevator(s), Snow Removal, Trash |
| Parking Spaces | 1                                                                                   |
| Parking        | Underground                                                                         |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator        |

|              |         |
|--------------|---------|
| Heating      | Central |
| Cooling      | None    |
| # of Stories | 6       |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Lighting |
| Lot Description   | City Lot          |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Asphalt |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 79             |
| Zoning         | DC             |
| HOA Fees       | 90             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Smart Realty |
|----------------|-------------------------|

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