

# \$344,999 - 2503, 4641 128 Avenue Ne, Calgary

MLS® #A2214017

**\$344,999**

2 Bedroom, 2.00 Bathroom, 804 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to your new home at Skyview Landing in Calgary's highly sought-after community of Skyview Ranch! Whether you're a first-time buyer or an investor looking for a great opportunity, Unit 2503 at Skyview Landing has it all. This well-maintained unit features 2 spacious bedrooms, 2 full bathrooms, and a versatile den/flex room, along with the added convenience of titled heated underground parking, offers an ideal layout for both personal living and investment purposes. As you step inside, you're welcomed by a bright and inviting atmosphere. . The open-concept design seamlessly flows from the den/flex room to the kitchen and living room. Perfect for the chef in your family, the kitchen is equipped with ample cabinetry, granite countertops and sleek stainless steel appliances. The large primary bedroom includes a walk-through closet leading to a 4-piece ensuite bathroom, while the second bedroom, generously sized and versatile enough to serve as a second primary has access to another 4-piece bathroom. The open den is perfect for use as an office or a game room. Bright and Airy Living Spaces: Large windows fill the unit with natural light. The living room flows effortlessly to the balcony, with its pleasant views, is perfect for gatherings and summer BBQ. In-Suite Amenities: Enjoy the convenience of in-suite laundry with a stacked washer and dryer to meet all your needs. Parking and Building Amenities: Experience the comfort of a titled



underground parking spot to keep your car warm during winter. For families, the complex offers an on-site daycare, and thereâ€™s plenty of visitor parking for your guests. The location is unbeatable! Enjoy easy access to all essential amenities, public transportation, Schools, daycares, Grocery store, restaurants, pharmacies, shops, and more are all within easy reach. Prairie Sky School is just around the corner, making it a convenient option for families. Accessibility: Enjoy easy access to major roads like Stoney Trail, Deerfoot Trail, and Country Hills Blvd. With a 20-minute drive to downtown Calgary and a 10-minute drive to Cross Iron Mills Mall or the airport This well-managed building includes water, heating, insurance, and professional management in the condo fees, allowing you to move in and relax with peace of mind. Donâ€™t miss out on this exceptional opportunityâ€”schedule your private showing today. Whether you're a first-time homebuyer or an investor looking to expand your portfolio, this condo offers the perfect combination of value and lifestyle

Built in 2020

**Essential Information**

MLS® #	A2214017
Price	\$344,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	804
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2503, 4641 128 Avenue Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1T3

## Amenities

Amenities	Elevator(s), Parking, Visitor Parking, Community Gardens, Day Care
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	6

## Exterior

Exterior Features	Balcony, Playground
Construction	Concrete, Wood Frame

## Additional Information

Date Listed	April 24th, 2025
Days on Market	15
Zoning	DC
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Coldwell Banker YAD Realty
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.