

# \$307,449 - 3521, 4641 128 Avenue, Calgary

MLS® #A2245565

**\$307,449**

2 Bedroom, 2.00 Bathroom, 756 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Investors or First-Time Home Buyers -  
Welcome to your NEW HOME on the 5TH  
FLOOR in the desirable community of Skyview  
Ranch, with LOW CONDO FEES!

This WELL-MAINTAINED 2-BEDROOM,  
2-BATHROOM condo with a flex room/den  
offers comfort, convenience, and style. The  
den is perfect as a home office or dining  
space, while the open-concept layout makes  
ENTERTAINING EFFORTLESS.

The kitchen features GRANITE countertops, a  
STYLISH backsplash, STAINLESS STEEL  
appliances, and a LARGE ISLAND/breakfast  
bar. Built-in FLOATING DRAWERS provide  
extra storage and a clean, MODERN look. The  
bright living room opens onto a spacious  
CORNER BALCONY, perfect for relaxing or  
hosting guests.

Both bedrooms are GENEROUSLY sized with  
WALKTHROUGH closets and come with  
FRESHLY DRY-CLEANED carpet, while the  
rest of the home features durable vinyl  
flooring. The primary suite includes a private  
ensuite with granite vanity, and the second  
bedroom connects directly to the main  
bathroom, making it feel like a SECOND  
PRIMARY.

Enjoy the convenience of a TITLED, HEATED  
UNDERGROUND parking stall with an  
additional storage space—no more scraping



your car in winter, and extra room for seasonal items.

Building amenities include a FITNESS CENTER, on-site daycare, and plenty of VISITOR PARKING. The LOCATION is absolutely UNBEATABLE: walk to nearby shops, groceries, restaurants, and services, with QUICK ACCESS to schools, parks, public transit, Stoney Trail, and the airport.

This home is MOVE-IN READY and offers the perfect balance of comfort, storage, and convenience. Ask your favourite realtor, and come have a look today!!

Built in 2020

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2245565          |
| Price          | \$307,449         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 756               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 3521, 4641 128 Avenue |
| Subdivision | Skyview Ranch         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3N 1T4               |

**Amenities**

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Amenities      | Parking, Recreation Facilities, Secured Parking, Snow Removal, Trash, Elevator(s), Fitness Center, Storage |
| Parking Spaces | 1                                                                                                          |
| Parking        | Heated Garage, Parkade, Secured, Stall, Titled, Underground, Insulated                                     |

## Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Elevator, Recreation Facilities |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                                                                                             |
| Heating           | Baseboard, Central                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                 |
| # of Stories      | 6                                                                                                                                                                                                           |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Storage, Playground |
| Construction      | Concrete, Wood Frame         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 48               |
| Zoning         | DC               |
| HOA Fees       | 90               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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