



GRASSROOTS
REALTY GROUP

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1203, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2221732



\$351,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	857 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully designed 2-bedroom, 2-bathroom corner condo unit offering 857 sq. ft. of comfortable living space in an unbeatable location. Situated just steps from the train station and surrounded by a variety of restaurants, cafes, and stores, convenience is at your doorstep. This thoughtfully laid-out unit features two spacious bedrooms located on opposite sides of the condo, providing added privacy-perfect for roommates, guests, or a home office setup. The modern kitchen boasts sleek stainless steel appliances, granite countertops and opens to a cozy living and dining area, ideal for both relaxing and entertaining. As you enter, you're welcomed by a charming foyer that adds a warm and inviting touch to the space. The condo also includes a dedicated in unit laundry room with generous storage, offering both functionality and convenience. For added comfort, the unit comes with titled, heated underground parking stall with easy access from the stairwell located next to your unit and parking stall. Whether you're commuting, dining out, or shopping, everything you need is within easy reach. Don't miss this perfect blend of style, comfort and location.