



GRASSROOTS
REALTY GROUP

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**1105, 6118 80 Avenue NE
Calgary, Alberta**

MLS # A2228865

\$369,900



Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit, Attached-Side by Side		
Size:	946 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, None	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 413
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Mixed, Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	Electricity Not Paid For
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions:	N/A
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Priced to sell. Welcome to the easily accessible ground floor Condo with Backyard Porch in Prime Saddle Towne Location! Welcome to this bright and spacious 2-bedroom, 2-bathroom ground-floor condo, perfectly situated in the highly desirable community of Saddle Ridge. The primary bedroom features a walk-in closet and a private 4-piece ensuite, while the second bedroom is decently sized with another full 4-piece bathroom. Enjoy the natural light streaming through large windows, and step out to your private backyard porch—a rare find that adds outdoor living space and convenience. This unit includes underground parking and is just a short walk to the C-Train station and major Bus routes, FreshCo, Shoppers Drug Mart, and many other essential amenities. Whether you're a first-time buyer, downsizer, or investor, this condo offers exceptional value, comfort, and location.