



GRASSROOTS
REALTY GROUP

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2217, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2231468



\$384,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	953 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 403
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

AN EXQUISITE CONDO NESTLED IN THE HIGHLY SOUGHT-AFTER SADDLE RIDGE COMMUNITY. GOOD OPPORTUNITY FOR FIRST TIME HOME BUYER OR A SAVVY INVESTOR. A WELL-MAINTAINED CONDO UNIT SITUATED ON THE SECOND FLOOR WITH AN OPEN FLOOR PLAN CONSISTING OF 2 BEDROOM, 2 BATHROOMS, IN SUITE LAUNDRY AND A SPACIOUS LIVING AREA COMBINED WITH THE KITCHEN. This beautiful unit offers modern living with a spacious open-concept layout, high-end finishes, and an abundance of natural light. The modern kitchen features stainless steel appliances, quartz countertops, and a large island perfect for entertaining. The living area opens to a private balcony, ideal for enjoying your morning coffee or evening sunset. The master suite boasts a luxurious ensuite bathroom and a walk-in closet. The second bedroom also includes a generous closet and is complemented by an additional 4-piece bath. TITLED underground parking, nestled in a vibrant neighborhood. Also, enjoy the convenience of nearby SCHOOL, PARKS, TRANSIT, GROCERY STORES AND OTHER AMENITIES which make this home ideal choice for modern living. Located just minutes from Metis Trail, enjoy convenient access to major transportation routes for easy commuting throughout the city. Schedule your private showing today. Explore and don't miss the opportunity to make this your dream home!