



GRASSROOTS
REALTY GROUP

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3409, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2298832



\$355,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	890 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 347
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Chandelier		

Inclusions: N/A

2-Bedrooms + Den | 2-Bathrooms | Top Floor Unit | West Facing Balcony | Open Floor Plan | Stainless Steel Appliances | Quartz Countertops | High Ceilings | Large Windows with Natural Light | Titled Underground Parking Stall. Welcome to this incredible 2 bedrooms 1 den top floor condo in the centre of Saddletown. This perfectly located unit is near all amenities and transit! Head inside the unit to an open floor plan with an incredible amount of living space. The kitchen is outfitted with quartz countertops, full height cabinets and stainless steel appliances. The den is a great space for a home office or even overnight guests. The living room is bright with natural light with the West facing windows and door to the balcony. The bedrooms are separated by the living room adding to your privacy. The primary bedroom has a 4pc ensuite with a tub/shower combo. The 2nd bedroom is a great size too! The main 4pc bathroom holds the stacked washer/dryer. This unit has a title underground parking stall great for the cold winter months.