



GRASSROOTS
REALTY GROUP

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1419, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2300244

\$239,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	596 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Carpet, Ceramic Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 263

Basement: -

LLD: -

Exterior: Brick, Concrete, Vinyl Siding, Wood Frame

Zoning: DC (pre 1P2007)

Foundation: -

Utilities: -

Features: Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage

Inclusions: N/A

AMAZING LOCATION in the desirable community of Saddle Ridge just STEPS AWAY from the SADDLETOWN LRT Station and walking distance to a PLETHORA OF AMENITIES including restaurants, banks, grocery stores, schools, parks, playgrounds & GENESIS CENTRE making this an ideal choice for both first-time homebuyers and savvy investors seeking high rental income potential. This well maintained CORNER UNIT includes a TITLED OUTSIDE PARKING spot and offers tons of NATURAL LIGHT from the south facing windows & balcony overlooking the green space between the buildings. The open floor plan features a spacious living room that flows seamlessly into the kitchen area equipped with stainless steel appliances & granite counter tops. The bedroom has a cheater door to the bathroom for privacy and there's also a good sized laundry/storage room with a stacked washer/dryer. Situated close to amazing neighborhood schools, shopping, amenities and easy access to all major routes makes this an ideal home for a young professional or a couple just starting out.