



**3415, 6118 80 Avenue NE
Calgary, Alberta**

MLS # A2152386



\$389,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	810 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		
Inclusions:	-		

First time home buyers and investors, Welcome to this 3 Bedroom 2 bathroom unit located in Saddleridge community across from shopping plaza, with quick access to the saddletowne c-train station, fitness center, shopping stores , all major banks and a high school. The unit has an open layout floor plan with spacious bedrooms. The Master bedroom has a great size window for sunlight and an en-suite 4 pc bathroom for all your needs. The other 2 bedrooms are also very good sized to accommodate your family or an office. The kitchen boasts undermount dual sinks, stainless appliances, white ceramic backsplash and to the ceiling height cabinets. Making it perfect for displaying your cooking skills. The unit features a huge balcony with panoramic views of the city and mountains. A heated underground parking spot is also included with the unit. Call your favorite Realtor to book a Showing Today !