1208, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2152540

$359,900

Division:	Saddle Ridge
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment

Size:	933 sq.ft.	**Age:**	2015 (9 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Stall, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 403
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 2 bedroom/2 bath CORNER UNIT includes a heated TITLED UNDERGROUND PARKING spot and offers tons of NATURAL LIGHT from the NE & NW facing windows & balcony overlooking the greener side of the building. The open floor plan features a massive living area that flows seamlessly into the dining area and kitchen equipped with stainless steel appliances & granite counter tops. The bedrooms & bathrooms are nicely separated by the common living area and there's also a good sized laundry/storage room with a stacked washer/dryer. The master bedroom features a walk-in closet & 4pc ensuite bath and the spacious second bedroom is conveniently located next to the 4pc bathroom. Situated close to amazing neighborhood schools, shopping, amenities and easy access to all major routes makes this an ideal home for young professionals or a small family just starting out.