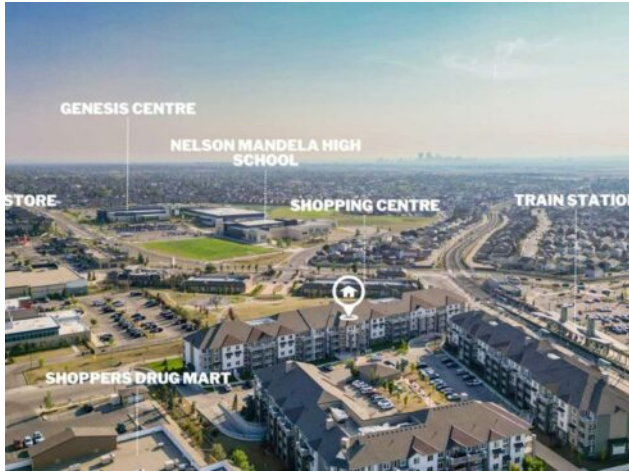




2110, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2163917



\$389,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	943 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 403
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to the epitome of modern urban living in this pristine, brand-new two-bedroom, two-bathroom condo. Nestled in a prime location, this residence effortlessly combines contemporary design with convenience, offering an unparalleled lifestyle for its fortunate residents. Step inside to discover an exquisite open-concept living space thoughtfully designed to optimize comfort and style. Natural light cascades through large windows, casting a warm and inviting ambiance across the sleek interior. The spacious living room provides the ideal setting for relaxation or entertaining guests, while the adjacent dining area seamlessly transitions to the heart of the home. The gourmet kitchen is a culinary masterpiece featuring top-of-the-line appliances, premium cabinetry, and elegant countertops. Whether you're preparing a quick breakfast or indulging in gourmet creations, this kitchen inspires culinary creativity. One of the highlights of this condo is the south-facing balcony, where you'll be greeted by breathtaking vistas every day. Sip your morning coffee as you bask in the sun's glow, or unwind with a glass of wine while watching the sun dip below the horizon. This outdoor oasis is an extension of your living space, perfect for relaxation and rejuvenation. With two well-appointed bedrooms, tranquility and comfort are at the forefront. The primary suite boasts an ensuite bathroom, creating a private retreat to unwind after a long day. The second bedroom offers versatility, accommodating guests, a home office, or whatever your lifestyle demands. Location-wise, this condo is a true gem. Just a stone's throw away, you'll find the convenience of the C Train station, making your daily commute a breeze. Proximity to schools ensures that education is within easy reach, while shopping destinations are just moments away, catering to all your retail desires. In summary, this brand-new

two-bedroom, two-bathroom condo offers an unparalleled living experience. With its modern design, south-facing balcony, and strategic location near the C Train station, schools, and shopping centers, it's not just a home – it's a gateway to the ultimate urban lifestyle. Don't miss the opportunity to call this luxurious haven your own. Call your favourite agent today to book a private viewing...