



**2107, 6118 80 Avenue NE
Calgary, Alberta**

MLS # A2177680



\$399,999

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	977 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 413
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional, 2023 newly built apartment at 6118 80 Avenue NE, #2107, where modern living meets ultimate convenience in one of Calgary's most sought-after neighborhoods. This beautifully designed 3-bedroom, 2-bathroom MAIN FLOOR CORNER unit is just one year old and offers a spacious, bright, and open-concept layout that truly stands out. Located on the main floor of a well-maintained, contemporary building, the apartment provides easy access without compromising on style or comfort. The living area is expansive, featuring a large living room that seamlessly flows into a dining area perfect for family gatherings or entertaining friends. The upgraded interior boasts elegant quartz countertops throughout, giving the kitchen and bathrooms a sleek, modern feel. The kitchen itself is well-appointed with ample cabinet space, high-quality finishes (cabinets to the ceiling height), upgraded appliances, and an efficient layout that will make meal prep a joy. The master bedroom is a true retreat, with plenty of space for a king-sized bed and a private, spa-like ensuite featuring a standing shower, while the additional two bedrooms are perfect for children, guests, or a home office. One of the standout features of this home is the convenience of titled underground parking, ensuring you have a secure, designated spot in all seasons. The property's location is a true gem — just steps away from Saddle Town LRT Station, you'll enjoy effortless access to transportation, making commuting a breeze. And, for those who prefer to walk, everything you need is right at your doorstep. Within walking distance, you'll find a wealth of amenities, including Shoppers Drug Mart, grocery stores, a variety of restaurants, schools, parks, and other essential services. This is a vibrant, family-friendly neighborhood where you can leave your car at

home and easily access everything you need for daily living. Whether you're a first-time buyer, a growing family, or anyone looking for a move-in-ready home in a prime location, this apartment offers an incredible opportunity. With modern features, ample space, and a location that can't be beat, this property won't last long, plus low condo fee and remaining low for next year as well. schedule your showing today!