



**1303, 6118 80 Avenue NE
Calgary, Alberta**

MLS # A2179958



\$384,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	856 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 365
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Location, Location, Location!! Close to all amenities including schools, parks, and public transportation. This charming 2-bedroom, 2-bathroom end-unit condo is filled with natural light and modern appeal. The sleek kitchen boasts granite countertops, stainless steel appliances, and ample cabinet space, perfect for any home chef. Durable flooring flows through the kitchen, , bathroom, and laundry room, while the cozy living room with carpet opens to a sunny balcony – ideal for relaxation. The Master Suite includes an ensuite bathroom and a spacious walk-in closet, while the second bedroom features a double closet and generous size. Enjoy the convenience of an oversized laundry room with extra storage. Perfectly situated within walking distance to Saddletown LRT station, Genesis Centre, shopping, dining, and more, this move-in-ready condo is ideal for first-time buyers or investors. With modern features, low condo fees, and a prime location, this gem won’t last long! Schedule your showing today!