



**2104, 6118 80 Avenue NE
Calgary, Alberta**

MLS # A2188863



\$395,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 939 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 403 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: None

Welcome Home to this beautiful main floor 2 Bedroom/2Bath condo unit in the Raven Ridge Garden complex in Saddle Ridge community of NE Calgary. This modern 2 Bedroom unit is on the ground floor of the 2023 built Building. The unit features bright and open Living Room, Kitchen/Dining, Master Bedroom with a 3Pc ensuite Bath and walk-in closet, another good sized Bedroom, a 4 Pc full Bathroom and Laundry Closet. The Kitchen offers all major appliances in stainless steel like Double door Refrigerator, Stove, Over the Range Microwave/Hoodfan and Dishwasher. Off the Living Room, there is access to the big balcony. The location of this complex is ideal with its proximity to all amenities like C-Train, Bus, School, Playgrounds, Shopping, Dining, Airport and Major routes like Deerfoot and Stoney. Do not miss your opportunity of calling this your home. Contact your realtor today and book a viewing!