



GRASSROOTS
REALTY GROUP

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**3305, 6118 80 Avenue NE
Calgary, Alberta**

MLS # A2189371



\$389,999

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	939 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 413
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

First-time home buyers and investors, do not miss this fantastic opportunity. This 2-bedroom, 2-bathroom condo is located in the vibrant community of Saddleridge, right across from a shopping plaza and within walking distance to Saddletowne C-Train Station, Shoppers Drug Mart, Chalo Freshco, Genesis Centre, fitness facilities, all major banks and a high school. Step inside to an open-concept layout featuring spacious bedrooms and a well-designed living space. The primary bedroom boasts a large window inviting ample natural light and a private 4-piece ensuite, offering comfort and convenience. The second bedroom is generously sized, perfect for family members or guests. The modern kitchen is equipped with stainless steel appliances, an undermount dual sink, elegant backsplash, and ceiling-height cabinets, making it a chef's delight. Enjoy breathtaking panoramic views of the city and mountains from your huge east facing balcony, ideal for morning coffees or evening relaxation. This unit also includes a heated underground titled parking stall, providing year round convenience and security. Do not wait, schedule your showing today!