



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2189371**



**\$389,999**

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

**Heating:** Baseboard, Hot Water, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Shingle

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 413

**LLD:** -

**Zoning:** DC

**Utilities:** -

**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!