



GRASSROOTS
REALTY GROUP

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**2325, 6118 80 Avenue NE
Calgary, Alberta**

MLS # A2197885



\$379,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	955 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: none

BACK on MARKET due to FINANCING FAILURE on Previous Offer. FIRST 3 MONTHS CONDO FEE WILL BE PAID BY SELLER !! Experience ELEVATED LIVING in this exquisitely designed 2-BEDROOM, 2-BATHROOM apartment, where style, functionality, and modern convenience come together seamlessly. This stunning residence offers a THOUGHTFULLY CRAFTED OPEN-CONCEPT LAYOUT, featuring a SPACIOUS LIVING ROOM, a WELL-PLANNED DINING AREA, that flows well. The GOURMET KITCHEN is a true centerpiece, boasting SLEEK QUARTZ COUNTERTOPS, PREMIUM STAINLESS STEEL APPLIANCES, AND AMPLE CABINETRY for all your storage needs. The OVERSIZED ISLAND provides additional prep space and doubles as a stylish gathering spot, allowing you to socialize with guests while preparing meals in an inviting, contemporary setting. This home features TWO WELL-SIZED BEDROOMS, each offering comfort and privacy. The PRIMARY SUITE is a true retreat, complete with a LUXURIOUS EN-SUITE BATHROOM featuring an OVERSIZED WALK-IN SHOWER WITH A FRAMELESS GLASS DOOR, and MEDICINE CABINET designed to create a spa-like experience. The suite also includes SPACIOUS "HIS AND HERS" WALK-IN CLOSETS, providing ample storage and organization for a seamless daily routine. The SECOND BEDROOM is equally impressive, offering generous space and easy access to the SECOND FULL BATHROOM, which features A MEDICINE CABINET FOR added STORAGE AND FUNCTIONALITY. Step outside onto the EXPANSIVE PRIVATE BALCONY, with GAS LINE for BARBEQUE where you can enjoy peaceful mornings with a cup of coffee or unwind after a long day, taking in the fresh air and urban views. Additional highlights include IN-SUITE LAUNDRY for added convenience and SECURE

UNDERGROUND PARKING, ensuring comfort and protection throughout the seasons. Nestled in a PRIME LOCATION, this residence offers EFFORTLESS ACCESS TO SHOPPING, PARKS, SCHOOLS, BANKS, MEDICAL OFFICES, PHARMACIES, PHYSIOTHERAPY CLINICS, AND PUBLIC TRANSIT, providing a lifestyle of EASE, SOPHISTICATION, AND ULTIMATE CONVENIENCE. Don't miss this rare opportunity to own a home that perfectly balances MODERN ELEGANCE AND EVERYDAY PRACTICALITY.