



**3108, 6118 80 Avenue NE
Calgary, Alberta**

MLS # A2208306



\$374,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	989 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, Open Floorplan, Quartz Counters		

Inclusions: Standing A/C in Primary Bedroom

Ideal for first-time homebuyers or investors, this exceptional condo in Saddleridge offers unmatched convenience and potential. Located just steps away from a lively shopping plaza, this 2-bedroom, 2-bathroom unit puts everything you need right at your doorstep. With Saddletowne C-Train Station, major grocery stores, the Genesis Centre, banks, fitness centers, and a high school all within walking distance, you'll enjoy easy access to both daily essentials and leisure activities. Inside, the open-concept design provides a bright, spacious feel. The master bedroom is a serene retreat, featuring large windows that let in plenty of natural light and a private ensuite bathroom for added luxury. The second bedroom is equally spacious, offering flexible options for guests, family, or an office space. The additional bonus room makes the perfect space for a home office, home gym, or an additional guest space. The kitchen is designed with the modern home chef in mind, boasting sleek stainless steel appliances, a dual undermount sink, stylish backsplash, and tall cabinetry for plenty of storage. Step out onto the large west-facing balcony with built in gas connection for easy summer barbecuing—perfect for enjoying your morning coffee or relaxing in the evening. Additionally, the unit includes a titled heated, underground parking spot, ensuring comfort and security no matter the season. View this beautiful unit before it's gone!