

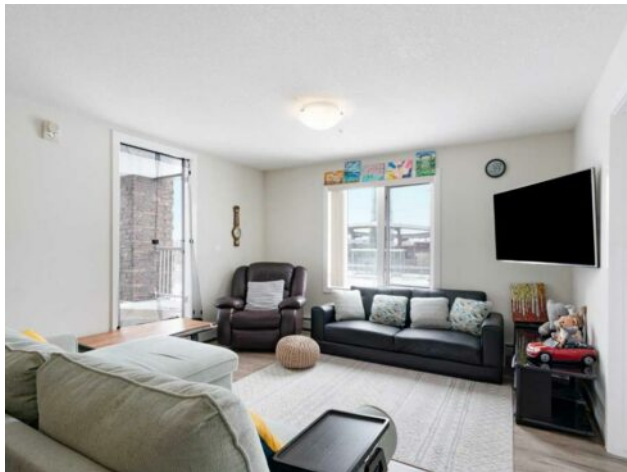


GRASSROOTS
REALTY GROUP

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**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:	3	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 3-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. Convenient first floor access means you're never more than a flight of stairs from your heated underground parking making bringing groceries and goods in easy! 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 third bedroom 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!