

**2412, 6118 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2219000**



**\$399,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 403
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	DC ( pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Window Blinds

Welcome to your dream Condo Unit. Perfect for first time home Buyers/Investors. Very well maintained, Less than 2 years old, 2023 Built 2 BR 2WR condo Located next to the Saddle town LRT Station. Upgrades include, Kitchen with Quartz Countertops, Subway Style backsplash, Stainless Appliances, Balcony with the Gas outlet for the BBQs, In-suite personal Laundry., Plenty of natural light and light fixtures are energy efficient, Security and surveillance system in the building. One Underground and heated parking. Excellent Location only 20 mts from Airport. Very close to Schools, parks, Grocery Stores, Major Banks, Shopper's Drug mart, Restaurants.