

**3314, 6118 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2222651**



## \$314,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 328
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

OPEN HOUSE ON SATURDAY, MAY 31 FROM 12-2 PM. WITH LOW CONDO FEE. Wake up to mountain views and golden sunsets &mdash; welcome to your new home in Saddle Ridge! This bright and welcoming 2-bedroom, 1-bathroom unit is located on the 3rd floor and offers a sunny west-facing balcony with beautiful mountain views &mdash; a perfect retreat to enjoy your morning coffee or evening tea. Inside, the open-concept layout feels spacious and cozy. The kitchen features stainless steel appliances and plenty of cabinet space, while the living and dining areas are just the right size for relaxing or entertaining. Both bedrooms are roomy and versatile &mdash; great for a small family, guests, or a home office setup. The 4-piece bath is modern and well-kept, and the in-suite laundry adds everyday convenience. One of the standout features? Titled underground parking &mdash; no more brushing snow off your car in the winter! Plus, there's lots of visitor parking available for your guests. And the location? It doesn't get much better. You're just steps away from the Saddletowne CTrain Station and within close reach of schools, daycares, parks, sports fields, Genesis Centre, shopping, restaurants, clinics, banks, Calgary Airport and more. Whether you're a first-time buyer, downsizer, or savvy investor, this well-loved and well-located home is one you won't want to miss. Come take a look!