



GRASSROOTS
REALTY GROUP

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1303, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2309039



\$295,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	855 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Ceramic Tile

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 365

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: None

Welcome to this beautiful and spacious 2-bedroom, 2-bathroom corner condo offering comfort, convenience, and an abundance of natural light. Ideally located just steps from the Saddletowne LRT Station, Genesis Centre, shopping, restaurants, and schools, this home perfectly blends lifestyle and accessibility. Enjoy the warmth of southwest exposure in your open-concept living area, complete with a large balcony ideal for relaxing or entertaining. The modern kitchen features granite countertops, maple cabinets, stainless steel appliances, and a handy eating bar. The primary bedroom includes a full ensuite and a spacious closet, while the second bedroom offers a generous layout and easy access to the main bath, perfect for guests or a home office. This bright, well-maintained unit is move-in ready, a fantastic choice for first-time buyers, downsizers, or investors looking for a prime location in the heart of Saddle Ridge. Schedule your private showing today and discover why this corner unit is such a standout opportunity!