



GRASSROOTS
REALTY GROUP

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2318, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2315940



\$364,800

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 413
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

This unit is situated in a hub of residential communities that comes with the advantages of a well established neighbourhood without the maintenance that comes with owning a freehold house. It is an end unit which boasts a floor plan of over 900 square feet. There are a total of three bedrooms with one that could be conveniently converted to an office. The primary bedroom has its own bathroom and walk in closet. The brightly lit living room is central to the home and boasts amazing mountain views. If you want a closer look, the spacious balcony is just a door away. The kitchen houses a large fridge with a pull out freezer compartment, over the range microwave, induction stove, and double sinks. The unit is located within walking distance to a lot of amenities including the Saddletowne train station and the Genesis Centre, which is only 20 mins away by foot.