



GRASSROOTS
REALTY GROUP

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3209, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2317506



\$359,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 347
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this bright and spacious 2nd-floor corner unit in the heart of Saddletowne Circle. Offering 3 bedrooms, 2 bathrooms, a private balcony, and titled underground parking, this condo is perfect for first-time buyers, investors, or anyone looking for convenience and comfort. The open-concept layout features modern finishes, great natural light, and the added privacy and airflow of a corner unit. The third bedroom makes an excellent home office, study, or guest room. Located just steps from the Saddletowne LRT station, grocery stores, major banks, Genesis Centre, parks, and schools, this home offers unbeatable walkability in one of NE Calgary's most connected communities.