

**1316, 6118 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2262133**



**\$349,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 867 sq.ft.                         | <b>Age:</b>   | 2015 (10 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>     | Carpet, Tile                       | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                  | <b>Condo Fee:</b> | \$ 347          |
| <b>Basement:</b>   | -                                  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | No Smoking Home, Storage           |                   |                 |

**Inclusions:** N/A

Perfectly placed near the shopping plaza and Saddletown C-Train station, this two-bedroom, two-bathroom condo is a smart investment. Featuring an open layout, a modern kitchen with granite countertops and stainless-steel appliances, and in-suite laundry, it combines convenience and style. This unit includes underground parking and is just a short walk to the C-Train station and major Bus routes, FreshCo, Shoppers Drug Mart, and many other essential amenities. Whether you're a first-time buyer, downsizer, or investor, this condo offers exceptional value, comfort, and location. Plus, it comes with a low condo fee . Don't miss out on this promising investment!