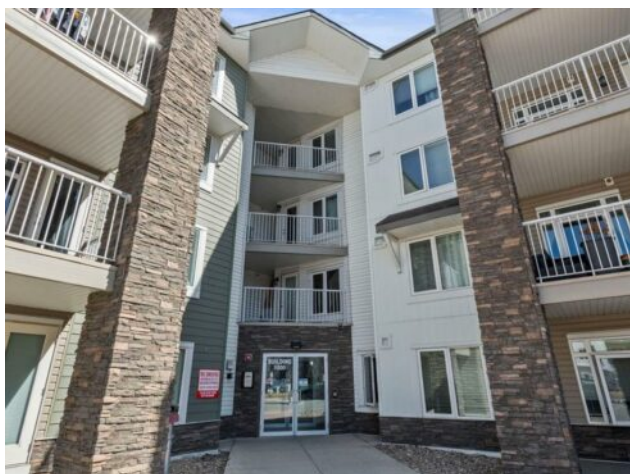


1212, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2223538



\$265,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	610 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to comfort and convenience in the heart of Saddle Ridge! This well-maintained 1-bedroom, 1-bathroom unit is located on the second floor and offers a smart open-concept layout with a spacious living and dining area – perfect for relaxing or entertaining. The large, private covered balcony is a great bonus, giving you a cozy outdoor space to unwind. The kitchen is functional and stylish, featuring stainless steel appliances, ceiling-height cabinets, and plenty of counter space. The bedroom is generous in size and includes a walk-in closet, easily fitting a king-sized bed. The full 4-piece bathroom is clean and modern. Additional highlights include in-suite laundry with a stacked washer/dryer, LOW CONDO FEES, one Titled surface parking stall, and lots of visitor parking. Location matters – and this one is hard to beat! You’re just steps away from the Saddletowne CTRAIN STATION and major bus routes, with everything else close by: public and Catholic schools, daycares, medical clinics, Genesis Centre, shopping, restaurants, banks, parks, and more. Whether you’re a first-time homebuyer, downsizer, or investor, this unit checks all the boxes. Book your private showing today – you’ll be glad you did!