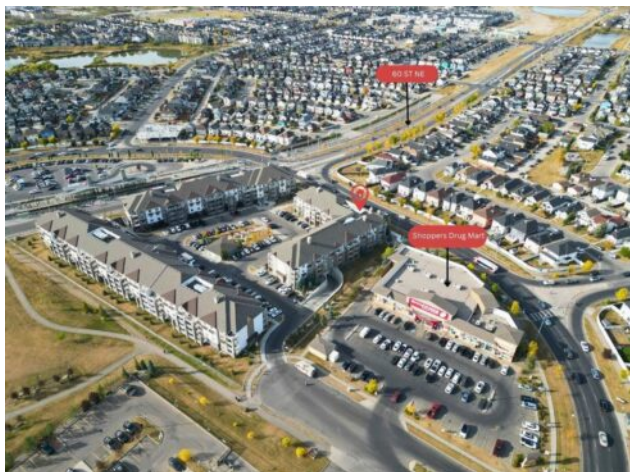


1316, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2262133



\$339,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	867 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Tile
Roof:	-
Basement:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	-
Features:	No Smoking Home, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 347
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

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!