

1419, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2272141



\$259,900

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|-----------|------------------------------------|--------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 596 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Off Street, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Concrete, Vinyl Siding, Wood Frame

Foundation: -

Features: Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 263

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

AMAZING LOCATION in the desirable community of Saddle Ridge just STEPS AWAY from the SADDLETOWN LRT Station and walking distance to a PLETHORA OF AMENITIES including restaurants, banks, grocery stores, schools, parks, playgrounds & GENESIS CENTRE making this an ideal choice for both first-time homebuyers and savvy investors seeking high rental income potential. This well maintained CORNER UNIT includes a TITLED OUTSIDE PARKING spot and offers tons of NATURAL LIGHT from the south facing windows & balcony overlooking the green space between the buildings. The open floor plan features a spacious living room that flows seamlessly into the kitchen area equipped with stainless steel appliances & granite counter tops. The bedroom has a cheater door to the bathroom for privacy and there's also a good sized laundry/storage room with a stacked washer/dryer. Situated close to amazing neighborhood schools, shopping, amenities and easy access to all major routes makes this an ideal home for a young professional or a couple just starting out.