

**1419, 6118 80 Avenue NE
Calgary, Alberta**

MLS # A2272141

\$259,900

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	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		
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.