



THE
A-TEAM

**RE/MAX
FIRST**

6118 80 Avenue #1106, Calgary T3J 0S6

MLS® #: **A2123612**

Area: **Saddle Ridge**

Listing Date: **04/17/24**

List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **949**
Low Sqft:
Ttl Sqft: **949**

DOM

32
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`5" x 13`4"
Bedroom - Primary	Main	10`8" x 14`1"
4pc Ensuite bath	Main	4`8" x 8`3"
Laundry	Main	5`4" x 7`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	5`9" x 10`7"
4pc Bathroom	Main	4`8" x 8`8"
Kitchen	Main	10`4" x 10`4"
Bedroom	Main	10`2" x 10`8"

Legal/Tax/Financial

Condo Fee:
\$413

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Legal Desc:	1512227	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to this immaculately presented 2 bedroom condo. This home is spacious and clean with an abundance of natural light. Featuring 2 bedrooms both with generously sized closet space, a modern kitchen with quality appliances, a pantry, beautiful dark wood cabinetry and ample counter space, a full bathroom with tile tub surround. A cleverly concealed laundry and a spacious living/dining area. The generously proportioned interior flows effortlessly from the open-plan living space to the private covered balcony. To top it off - two underground heated parking. With its warm sense of community, and only moments to shops and transport this home provides all the elements for relaxing, comfortable and easy-care living. As a resident, you will have access to amenities including Genesis Centre, plenty of family-owned restaurants and bakeries, Easy access to major roads, the LRT and the Calgary International Airport. Don't miss out! Book your appointment now!</p>		
Inclusions:	None		
Property Listed By:	RE/MAX Real Estate (Central)		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







