



THE A-TEAM

RE/MAX FIRST

6118 80 Avenue #2302, Calgary T3J 0S6

MLS@#: A2158605 Area: Saddle Ridge Listing: 09/01/24 List Price: \$399,900
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2023

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Residential
Apartment
Calgary
2023

Finished Floor Area

Abv Sqft: 1,113

Low Sqft:

Ttl Sqft: 1,113

Underground

DOM

17

Layout

Beds: 2 (2 )

Baths: 2.0 (2 0)

Style: Apartment

Parking

Ttl Park: 1

Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard,Central
Sewer:
Ext Feat: None

Construction: Vinyl Siding,Wood Frame
Flooring: Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked
Int Feat: Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Dining Room, Bedroom, 3pc Ensuite bath, Laundry, Living Room, Bedroom - Primary, Den, 4pc Bathroom, Foyer.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$467

Fee Simple  
Fee Freq:  
Monthly

DC (pre 1P2007)

Legal Desc: 2311560

Remarks

Pub Rmks: **\*\*\*Come down from your building, get on to the LRT and reach to any corner of the city\*\* Welcome to this rare find with over 1100 sqft house featuring 2 bedrooms, and a den and 2 full bathrooms including Primary bedroom - its own 3pc ensuite and a huge walk-in closet and other 2 spacious bedrooms to share another common bathroom, a large living area with a lot of windows for natural light to seep in, a huge U-Shaped kitchen with stainless steel appliances, in unit stacked laundry, a huge balcony to enjoy year round sunshine, outdoors and for your BBQ gatherings. Don't miss out on this incredible offering as this won't last for long. Book your private showing today**

Inclusions: n/a  
Property Listed By: **PREP Realty**

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







