



THE
A-TEAM

**RE/MAX
FIRST**

6118 80 Avenue #2110, Calgary T3J 0S6

MLS® #: **A2163917** Area: **Saddle Ridge** Listing Date: **09/08/24** List Price: **\$389,900**
 Status: **Active** 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:

Finished Floor Area
 Abv Sqft: **943**
 Low Sqft:
 Ttl Sqft: **943**

DOM

11
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 5`0"
Bedroom	Main	12`1" x 10`7"
Kitchen	Main	14`2" x 8`6"
Bedroom - Primary	Main	14`3" x 10`10"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`5" x 5`0"
Dining Room	Main	14`3" x 15`2"
Laundry	Main	4`6" x 7`7"

Legal/Tax/Financial

Condo Fee: **\$403** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
 Fee Freq: **Monthly**

Legal Desc:

2311560

Remarks

Pub Rmks:

Welcome to the epitome of modern urban living in this pristine, brand-new two-bedroom, two-bathroom condo. Nestled in a prime location, this residence effortlessly combines contemporary design with convenience, offering an unparalleled lifestyle for its fortunate residents. Step inside to discover an exquisite open-concept living space thoughtfully designed to optimize comfort and style. Natural light cascades through large windows, casting a warm and inviting ambiance across the sleek interior. The spacious living room provides the ideal setting for relaxation or entertaining guests, while the adjacent dining area seamlessly transitions to the heart of the home. The gourmet kitchen is a culinary masterpiece featuring top-of-the-line appliances, premium cabinetry, and elegant countertops. Whether you're preparing a quick breakfast or indulging in gourmet creations, this kitchen inspires culinary creativity. One of the highlights of this condo is the south-facing balcony, where you'll be greeted by breathtaking vistas every day. Sip your morning coffee as you bask in the sun's glow, or unwind with a glass of wine while watching the sun dip below the horizon. This outdoor oasis is an extension of your living space, perfect for relaxation and rejuvenation. With two well-appointed bedrooms, tranquility and comfort are at the forefront. The primary suite boasts an ensuite bathroom, creating a private retreat to unwind after a long day. The second bedroom offers versatility, accommodating guests, a home office, or whatever your lifestyle demands. Location-wise, this condo is a true gem. Just a stone's throw away, you'll find the convenience of the C Train station, making your daily commute a breeze. Proximity to schools ensures that education is within easy reach, while shopping destinations are just moments away, catering to all your retail desires. In summary, this brand-new two-bedroom, two-bathroom condo offers an unparalleled living experience. With its modern design, south-facing balcony, and strategic location near the C Train station, schools, and shopping centers, it's not just a home - it's a gateway to the ultimate urban lifestyle. Don't miss the opportunity to call this luxurious haven your own. Call your favourite agent today to book a private viewing...

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Mountain View)

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







