

**6118 80 Avenue #2202, Calgary T3J 0S6**

MLS®#: **A2177035** Area: **Saddle Ridge** Listing Date: **11/02/24** List Price: **\$399,900**  
 Status: **Pending** County: **Calgary** Change: **-\$10k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Underground**

Finished Floor Area  
 Abv Sqft: **1,113**  
 Low Sqft:  
 Ttl Sqft: **1,113**

DOM  
**81**  
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

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`9" x 10`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`11" x 11`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 17`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 11`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`5" x 11`10"</b>	<b>Den</b>	<b>Main</b>	<b>8`11" x 12`8"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Main</b>	
<b>Laundry</b>	<b>Main</b>	<b>7`0" x 6`9"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`9" x 5`1"</b>

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









