



THE
A-TEAM

**RE/MAX
FIRST**

6118 80 Avenue #2107, Calgary T3J 0S6

MLS®#: **A2177680**

Area: **Saddle Ridge**

Listing Date: **11/07/24**

List Price: **\$394,500**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 30-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **977**
Low Sqft:
Ttl Sqft: **977**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

44
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Access:
Lot Feat:
Park Feat:

Underground

Parking

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

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Basketball Court,BBQ gas line,Garden,Playground**

Construction: **Brick,Concrete,Mixed**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	7`10" x 5`0"
Bedroom	Main	9`3" x 12`0"
Dining Room	Main	9`3" x 13`2"
Living Room	Main	11`10" x 13`2"

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

Legal/Tax/Financial

Condo Fee:
\$413

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

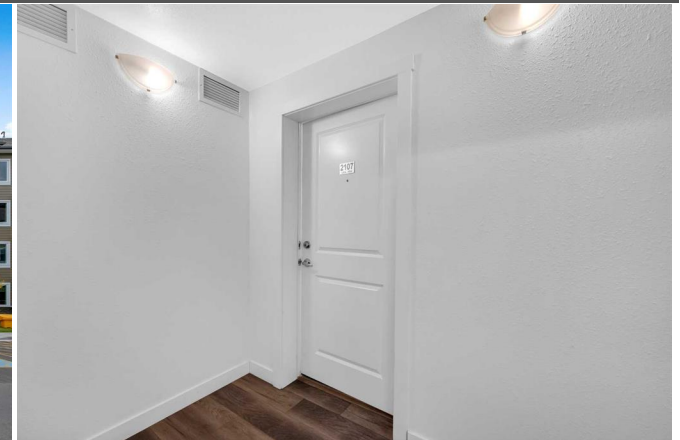
Legal Desc: **2311560**

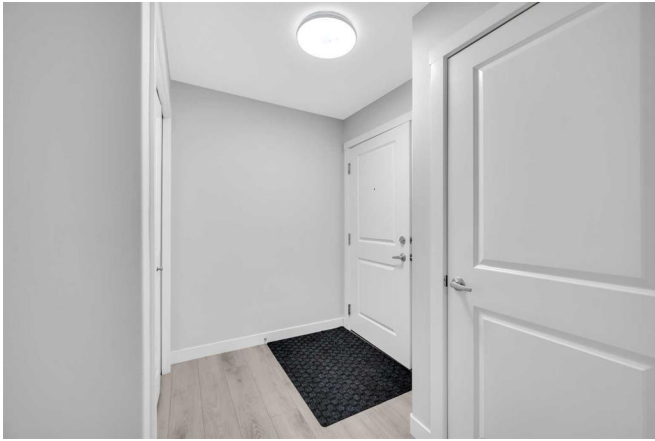
Remarks

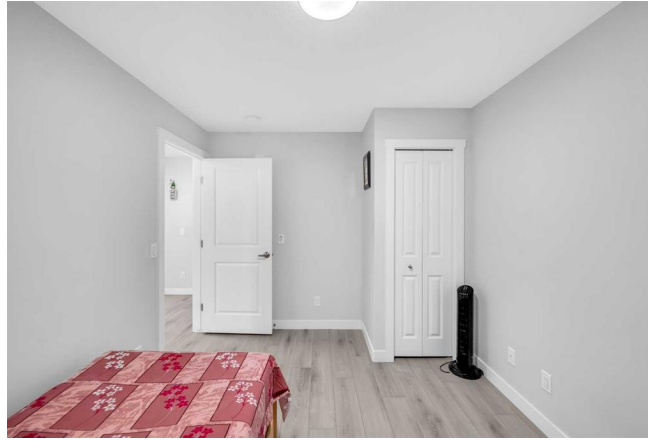
Pub Rmks: **Welcome to this exceptional, 2023 newly built apartment at 6118 80 Avenue NE, #2107, where modern living meets ultimate convenience in one of Calgary's most sought-after neighborhoods. This beautifully designed 3-bedroom, 2-bathroom MAIN FLOOR CORNER unit is just one year old and offers a spacious, bright, and open-concept layout that truly stands out. Located on the main floor of a well-maintained, contemporary building, the apartment provides easy access without compromising on style or comfort. The living area is expansive, featuring a large living room that seamlessly flows into a dining area perfect for family gatherings or entertaining friends. The upgraded interior boasts elegant quartz countertops throughout, giving the kitchen and bathrooms a sleek, modern feel. The kitchen itself is well-appointed with ample cabinet space, high-quality finishes (cabinets to the ceiling height), upgraded appliances, and an efficient layout that will make meal prep a joy. The master bedroom is a true retreat, with plenty of space for a king-sized bed and a private, spa-like ensuite featuring a standing shower, while the additional two bedrooms are perfect for children, guests, or a home office. One of the standout features of this home is the convenience of titled underground parking, ensuring you have a secure, designated spot in all seasons. The property's location is a true gem — just steps away from Saddle Town LRT Station, you'll enjoy effortless access to transportation, making commuting a breeze. And, for those who prefer to walk, everything you need is right at your doorstep. Within walking distance, you'll find a wealth of amenities, including Shoppers Drug Mart, grocery stores, a variety of restaurants, schools, parks, and other essential services. This is a vibrant, family-friendly neighborhood where you can leave your car at home and easily access everything you need for daily living. Whether you're a first-time buyer, a growing family, or anyone looking for a move-in-ready home in a prime location, this apartment offers an incredible opportunity. With modern features, ample space, and a location that can't be beat, this property won't last long, plus low condo fee and remaining low for next year as well. schedule your showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









2107-6118 80 Ave NE, Calgary, AB

Main Floor Interior Area 977.26 sq. ft.



0 3 6 ft PREPARED: 2024/11/08
White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

