



THE
A-TEAM

**RE/MAX
FIRST**

6118 80 Avenue #1303, Calgary T3J 0S6

MLS®#: **A2179958**

Area: **Saddle Ridge**

Listing Date: **01/22/25**

List Price: **\$384,900**

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: **856**
Low Sqft:
Ttl Sqft: **856**

DOM

14

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Closet Organizers,Elevator,Granite Counters,High Ceilings,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	31`9" x 12`10"
Bedroom	Main	31`9" x 35`3"
Kitchen	Main	27`1" x 28`9"
Living Room	Main	41`0" x 41`0"
Walk-In Closet	Main	15`0" x 26`3"
Balcony	Main	33`1" x 27`4"

Room	Level	Dimensions
4pc Bathroom	Main	16`2" x 25`8"
Laundry	Main	12`4" x 27`8"
Dining Room	Main	41`0" x 26`3"
Bedroom - Primary	Main	33`4" x 40`5"
4pc Ensuite bath	Main	16`2" x 25`8"

Legal/Tax/Financial

Condo Fee:
\$365

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1512227**

Remarks

Pub Rmks: **Location, Location, Location!! Close to all amenities including schools, parks, and public transportation. This charming 2-bedroom, 2-bathroom end-unit condo is filled with natural light and modern appeal. The sleek kitchen boasts granite countertops, stainless steel appliances, and ample cabinet space, perfect for any home chef. Durable flooring flows through the kitchen, , bathroom, and laundry room, while the cozy living room with carpet opens to a sunny balcony - ideal for relaxation. The Master Suite includes an ensuite bathroom and a spacious walk-in closet, while the second bedroom features a double closet and generous size. Enjoy the convenience of an oversized laundry room with extra storage. Perfectly situated within walking distance to Saddletown LRT station, Genesis Centre, shopping, dining, and more, this move-in-ready condo is ideal for first-time buyers or investors. With modern features, low condo fees, and a prime location, this gem won't last long! Schedule your showing today!**

Inclusions: **N/A**
Property Listed By: **Diamond Realty & Associates LTD.**

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







