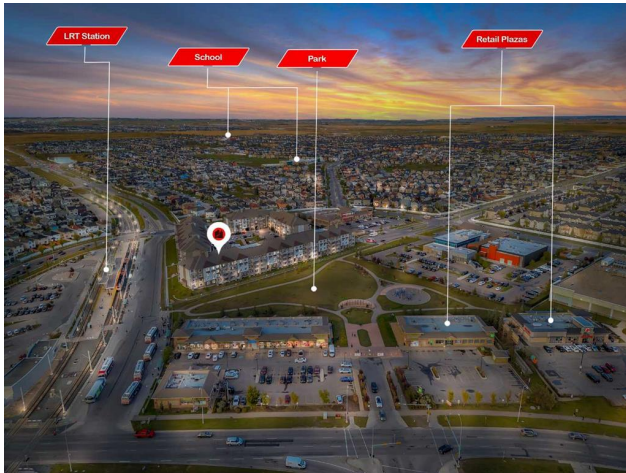


6118 80 Avenue #2313, Calgary T3J 0S6

MLS® #: **A2183556** Area: **Saddle Ridge** Listing Date: **12/14/24** List Price: **\$384,900**
 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:

Finished Floor Area
 Abv Sqft: **956**
 Low Sqft:
 Ttl Sqft: **956**

Stall, Underground

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Baseboard**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Kitchen Island, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	14`3" x 11`0"	3pc Ensuite bath	Main	8`3" x 5`6"
Living Room	Main	12`8" x 12`8"	Kitchen	Main	14`2" x 8`6"
Dining Room	Main	10`7" x 12`2"	Bedroom	Main	12`2" x 10`10"
4pc Bathroom	Main	8`4" x 5`6"	Laundry	Main	5`6" x 8`1"

Legal/Tax/Financial

Condo Fee:
\$403

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

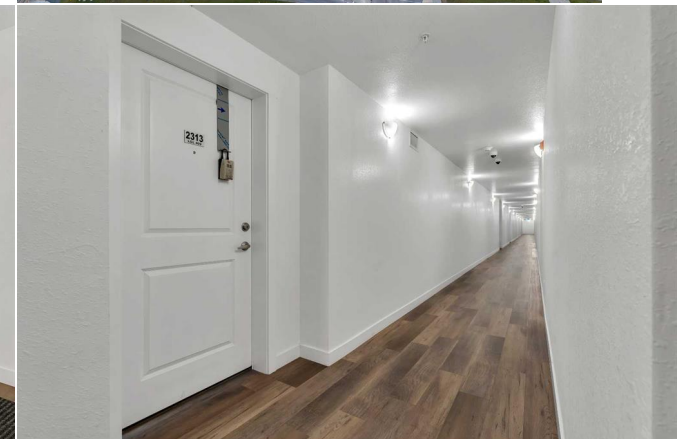
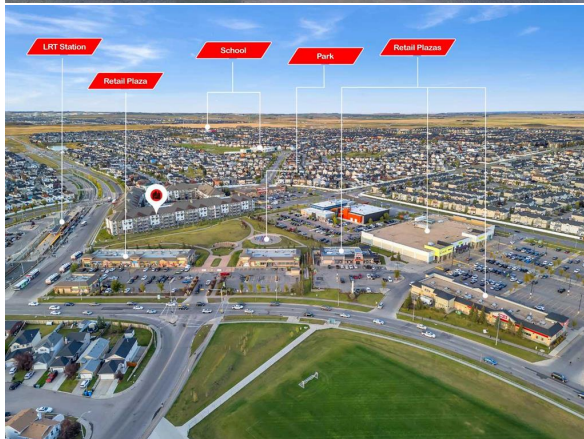
Legal Desc: **2311560**

Remarks

Pub Rmks: **STEPS FROM LTR AND PARKS - OVER 950 SQFT, 2 BEDS, 2 BATHS, IN UNIT LAUNDRY, PARKING - LOW FEES that include HEAT and WATER - This home is perfect for a first time home buyer or as an investment. A main floor that features elegant design and quality finishing begins with a foyer and leads to an OPEN CONCEPT floor plan. The kitchen is fully equipped with all STAINLESS STEEL APPLIANCES and the living room provides BALCONY access. 2 BEDS and 2 BATHS with IN UNIT LAUNDRY complete this floor. One of the bedrooms has a 3PC ensuite and WALK IN CLOSET. This home is in a solid location with shops, schools, LTR and PARKS all close by.**

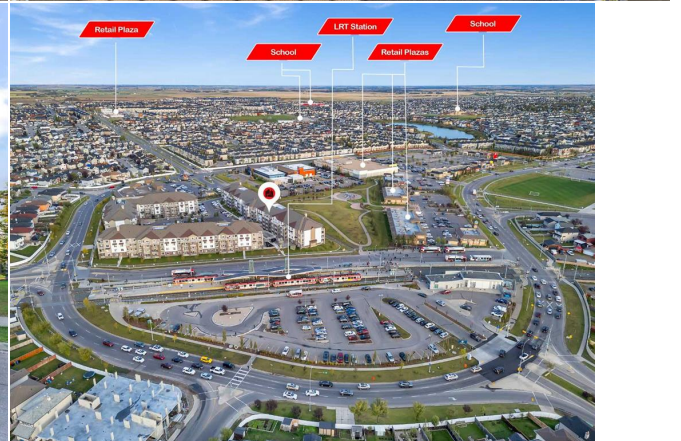
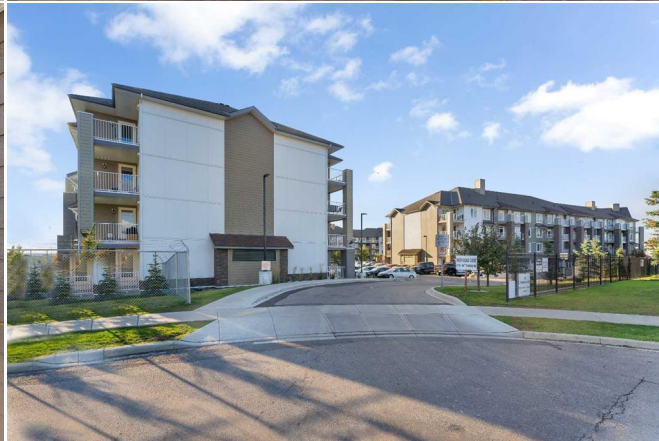
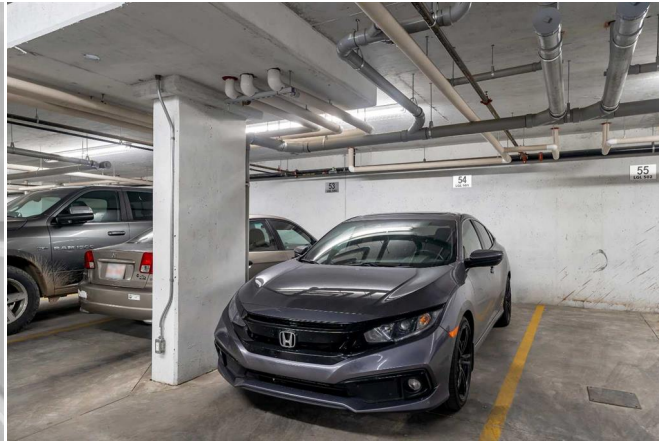
Inclusions:
Property Listed By: **N/A
Real Broker**

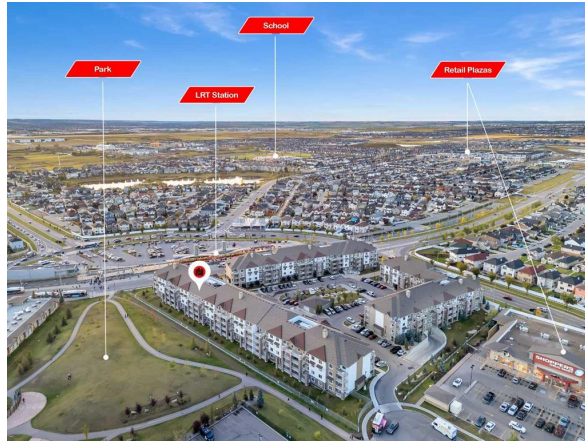
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











2313-6118 80 Ave NE, Calgary, AB

Main Floor Interior Area 956.23 sq ft



0 3 6

PREPARED: 2024/09/11

While regions are included from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

