

6118 80 Avenue #2104, Calgary T3J 0S6

MLS®#: **A2188863** Area: **Saddle Ridge** Listing Date: **01/20/25** List Price: **\$395,000**
 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: **939**
 Low Sqft:
 Ttl Sqft: **939**

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

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

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

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Suite	14`2" x 8`5"	Living Room	Suite	12`6" x 12`7"
Foyer	Suite	13`3" x 5`4"	Dining Room	Suite	14`2" x 6`11"
Bedroom - Primary	Suite	14`2" x 11`0"	3pc Ensuite bath	Suite	8`4" x 4`11"
Bedroom	Suite	12`2" x 10`11"	4pc Bathroom	Suite	8`6" x 4`11"
Laundry	Suite	5`5" x 7`9"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$403

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: **2311560;351**

Remarks

Pub Rmks: **Welcome Home to this beautiful main floor 2 Bedroom/2Bath condo unit in the Raven Ridge Garden complex in Saddle Ridge community of NE Calgary. This modern 2 Bedroom unit is on the ground floor of the 2023 built Building. The unit features bright and open Living Room, Kitchen/Dining, Master Bedroom with a 3Pc ensuite Bath and walk-in closet, another good sized Bedroom, a 4 Pc full Bathroom and Laundry Closet. The Kitchen offers all major appliances in stainless steel like Double door Refrigerator, Stove, Over the Range Microwave/Hoodfan and Dishwasher. Off the Living Room, there is access to the big balcony. The location of this complex is ideal with its proximity to all amenities like C-Train, Bus, School, Playgrounds, Shopping, Dining, Airport and Major routes like Deerfoot and Stoney. Do not miss your opportunity of calling this your home. Contact your realtor today and book a viewing!**

Inclusions: **None**
Property Listed By: **Exa Realty**

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







