

\$325,000 - 1313, 6118 80 Avenue Ne, Calgary

MLS® #A2090933

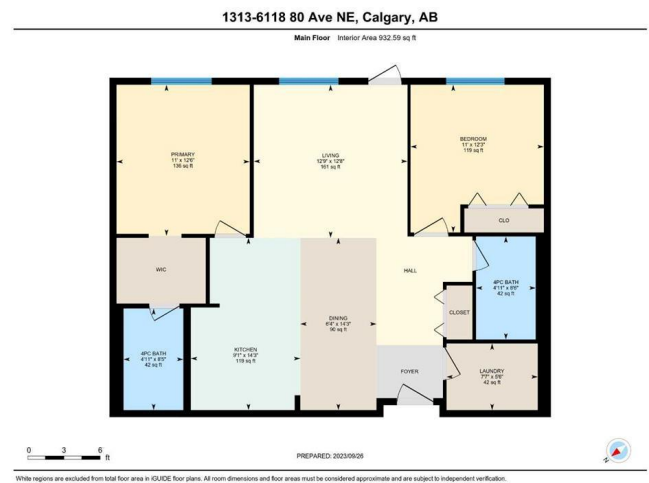
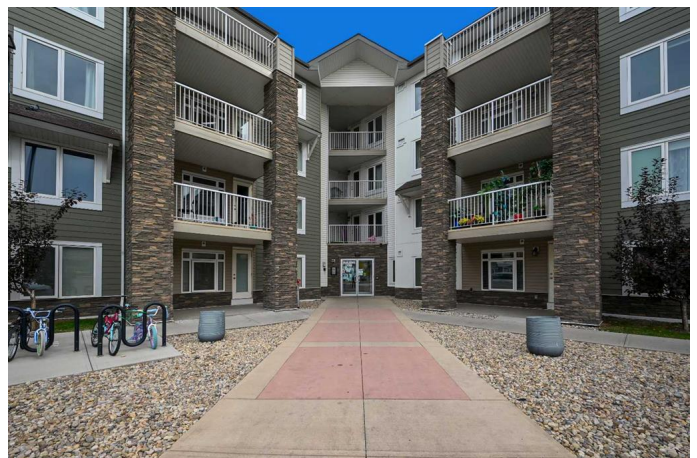
\$325,000

2 Bedroom, 2.00 Bathroom, 933 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Experience the epitome of CONVENIENCE AND LIFESTYLE at this incredible condo complex nestled just STEPS AWAY FROM THE SADDLE TOWNE LRT (Train Station Hub) in Calgary. Whether you're a commuter or love to explore the city without a car, this LOCATION OFFERS UNBEATABLE ACCESSIBILITY. SURROUNDING YOU ARE A PLETHORA OF AMENITIES including restaurants, banks, grocery stores, Shoppers Drug Mart, the YMCA, schools, parks, and playgrounds, making it an ideal choice for both first-time homebuyers and savvy investors seeking high rental income potential. This spacious 3RD-FLOOR (2BR/2WR/A TITLED UNDERGROUND PARKING) UNIT welcomes you with a bright front foyer leading to an open living room, dining area, and a U-SHAPED, MODERN KITCHEN ADORNED WITH DARK MAPLE CABINETS AND GRANITE COUNTERTOPS. Additional highlights include all stainless steel appliances, including a NEW ELECTRIC STOVE installed just a year ago. THE GENEROUSLY SIZED MASTER BEDROOM BOASTS A WALK-IN CLOSET AND A PRIVATE 4PC ENSUITE, fulfilling every family's desires. A well-proportioned guest bedroom, a second 4pc bathroom, and a convenient laundry room with ample storage complete the unit. Enjoy easy maintenance with ceramic tile flooring in the kitchen, washrooms, and front foyer, while the ENTIRE UNIT HAS BEEN UPGRADED TO LUXURIOUS, EASY-TO-CLEAN LUXURY



VINYL PLANK (LVP) FLOORING,
ELIMINATING THE NEED FOR CARPETS.
The east-facing, EXTRA-LARGE BALCONY
PROVIDES PICTURESQUE VIEWS and a
perfect spot to unwind. This condo includes a
convenient feature for your comfort: ONE
HEATED, TITLED UNDERGROUND
PARKING space. You'll appreciate the CLOSE
PROXIMITY to Calgary airport, major
highways, downtown, Cross Iron Mall, and a
myriad of other amenities. Take a virtual tour
to see for yourself or contact your preferred
realtor today to schedule a private viewing.

Built in 2014

Essential Information

MLS® #	A2090933
Price	\$325,000
Sold Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	933
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1313, 6118 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0S6

Amenities

Amenities	Elevator(s), Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Other
# of Stories	4

Exterior

Exterior Features	Garden, Private Entrance
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 10th, 2023
Days on Market	9
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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