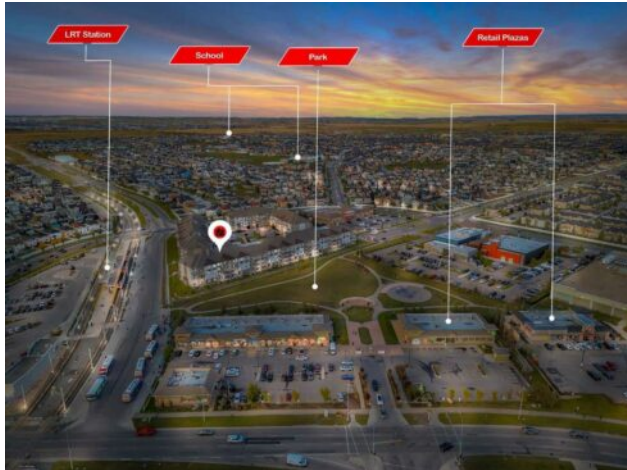


2313, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2183556



\$384,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	956 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 403
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

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.