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GRASSROOTS
REALTY GROUP

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2202, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2177035

$399,900

Division:	Saddle Ridge
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment

Size:	1,113 sq.ft.	**Age:**	2023 (1 yrs old)
Beds:	2	**Baths:**	2

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Central	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 467
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: N/A

***Come down from your building, get on to the LRT and reach to any corner of the city** Welcome to this rare find with over 1100 sqft house featuring 2 bedrooms, and a den and 2 full bathrooms including Primary bedroom - its own 3pc ensuite and a huge walk-in closet and other 2 spacious bedrooms to share another common bathroom, a large living area with a lot of windows for natural light to seep in, a huge U-Shaped kitchen with stainless steel appliances, in unit stacked laundry, a huge balcony to enjoy year round sunshine, outdoors and for your BBQ gatherings. Don't miss out on this incredible offering as this won't last for long. Book your private showing today