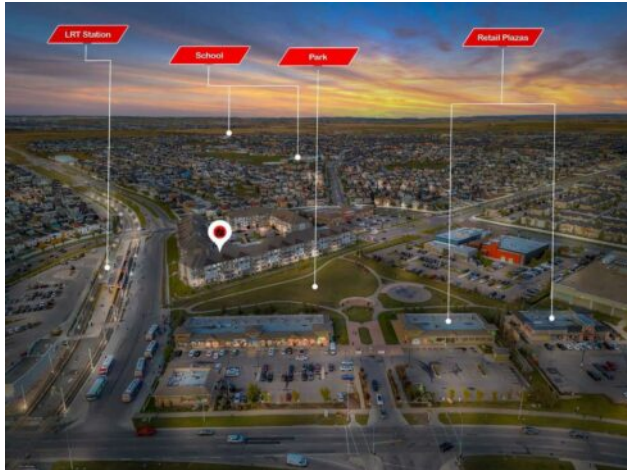


**2313, 6118 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2183556**



**\$384,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 403
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.