6118 80 Avenue Calgary Alberta

$359,900

AMAZING LOCATION in the desirable community of Saddle Ridge just STEPS AWAY from the SADDLETOWN LRT Station and walking distance to a PLETHORA OF AMENITIES including restaurants, banks, grocery stores, schools, parks, playgrounds & GENESIS CENTRE making this an ideal choice for both first-time homebuyers and savvy investors seeking high rental income potential. This well maintained 2 bedroom/2 bath CORNER UNIT includes a heated TITLED UNDERGROUND PARKING spot and offers tons of NATURAL LIGHT from the NE & NW facing windows & balcony overlooking the greener side of the building. The open floor plan features a massive living area that flows seamlessly into the dining area and kitchen equipped with stainless steel appliances & granite counter tops. The bedrooms & bathrooms are nicely separated by the common living area and there's also a good sized laundry/storage room with a stacked washer/dryer. The master bedroom features a walk-in closet & 4pc ensuite bath and the spacious second bedroom is conveniently located next to the 4pc bathroom. Situated close to amazing neighborhood schools, shopping, amenities and easy access to all major routes makes this an ideal home for young professionals or a small family just starting out. (id:6769)

Living room 12.08 Ft x 10.75 Ft	Other 8.42 Ft x 5.25 Ft
Primary Bedroom 13.67 Ft x 10.00 Ft	4pc Bathroom 7.58 Ft x 4.83 Ft
Dining room 11.83 Ft x 10.75 Ft	4pc Bathroom 8.42 Ft x 4.92 Ft
Bedroom 13.83 Ft x 11.67 Ft	Laundry room 6.17 Ft x 5.75 Ft
Kitchen 8.92 Ft x 8.25 Ft	

Listing Presented By:

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MaxWell Capital Realty

RE/MAX Realty Professionals

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