



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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1105, 6118 80 Avenue NE  
Calgary, Alberta

MLS # A2228865

\$369,900

|           |                                                    |        |                   |
|-----------|----------------------------------------------------|--------|-------------------|
| Division: | Saddle Ridge                                       |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                 |        |                   |
| Style:    | Apartment-Single Level Unit, Attached-Side by Side |        |                   |
| Size:     | 946 sq.ft.                                         | Age:   | 2015 (10 yrs old) |
| Beds:     | 2                                                  | Baths: | 2                 |
| Garage:   | Assigned, Parkade, Stall, Underground              |        |                   |
| Lot Size: | -                                                  |        |                   |
| Lot Feat: | -                                                  |        |                   |



|             |                                                                                 |            |                          |
|-------------|---------------------------------------------------------------------------------|------------|--------------------------|
| Heating:    | Baseboard, None                                                                 | Water:     | -                        |
| Floors:     | Carpet, Ceramic Tile                                                            | Sewer:     | -                        |
| Roof:       | Asphalt Shingle                                                                 | Condo Fee: | \$ 413                   |
| Basement:   | None                                                                            | LLD:       | -                        |
| Exterior:   | Cement Fiber Board, Composite Siding, Mixed, Stone, Vinyl Siding                | Zoning:    | DC                       |
| Foundation: | Poured Concrete                                                                 | Utilities: | Electricity Not Paid For |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows |            |                          |
| Inclusions: | N/A                                                                             |            |                          |

Priced to sell. Welcome to the easily accessible ground floor Condo with Backyard Porch in Prime Saddletowne Location! Welcome to this bright and spacious 2-bedroom, 2-bathroom ground-floor condo, perfectly situated in the highly desirable community of Saddle Ridge. The primary bedroom features a walk-in closet and a private 4-piece ensuite, while the second bedroom is decently sized with another full 4-piece bathroom. Enjoy the natural light streaming through large windows, and step out to your private backyard porch—a rare find that adds outdoor living space and convenience. This unit includes underground parking and is just a short walk to the C-Train station and major Bus routes, FreshCo, Shoppers Drug Mart, and many other essential amenities. Whether you're a first-time buyer, downsizer, or investor, this condo offers exceptional value, comfort, and location.