

# \$389,999 - 3305, 6118 80 Avenue Ne, Calgary

MLS® #A2189371

**\$389,999**

2 Bedroom, 2.00 Bathroom, 939 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

First-time home buyers and investors, do not miss this fantastic opportunity. This 2-bedroom, 2-bathroom condo is located in the vibrant community of Saddleridge, right across from a shopping plaza and within walking distance to Saddletowne C-Train Station, Shoppers Drug Mart, Chalo Freshco, Genesis Centre, fitness facilities, all major banks and a high school. Step inside to an open-concept layout featuring spacious bedrooms and a well-designed living space. The primary bedroom boasts a large window inviting ample natural light and a private 4-piece ensuite, offering comfort and convenience. The second bedroom is generously sized, perfect for family members or guests.

The modern kitchen is equipped with stainless steel appliances, an undermount dual sink, elegant backsplash, and ceiling-height cabinets, making it a chef's delight. Enjoy breathtaking panoramic views of the city and mountains from your huge east facing balcony, ideal for morning coffees or evening relaxation. This unit also includes a heated underground titled parking stall, providing year round convenience and security.

Do not wait, schedule your showing today!

Built in 2018

## Essential Information

MLS® #	A2189371
Price	\$389,999



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	3305, 6118 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0S6

### **Amenities**

Amenities	Elevator(s), Parking, Trash, Visitor Parking, Storage
Parking Spaces	1
Parking	Underground, Parkade

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Shingle
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed January 22nd, 2025

Days on Market 73

Zoning DC

## **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.