

# \$379,900 - 2325, 6118 80 Avenue Ne, Calgary

MLS® #A2197885

**\$379,900**

2 Bedroom, 2.00 Bathroom, 955 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

FIRST 3 MONTHS CONDO FEE WILL BE PAID BY SELLER !! Experience ELEVATED LIVING in this exquisitely designed 2-BEDROOM, 2-BATHROOM apartment, where style, functionality, and modern convenience come together seamlessly. This stunning residence offers a THOUGHTFULLY CRAFTED OPEN-CONCEPT LAYOUT, featuring a SPACIOUS LIVING ROOM, a WELL-PLANNED DINING AREA, that flows well.

The GOURMET KITCHEN is a true centerpiece, boasting SLEEK QUARTZ COUNTERTOPS, PREMIUM STAINLESS STEEL APPLIANCES, AND AMPLE CABINETRY for all your storage needs. The OVERSIZED ISLAND provides additional prep space and doubles as a stylish gathering spot, allowing you to socialize with guests while preparing meals in an inviting, contemporary setting.

This home features TWO WELL-SIZED BEDROOMS, each offering comfort and privacy. The PRIMARY SUITE is a true retreat, complete with a LUXURIOUS EN-SUITE BATHROOM featuring an OVERSIZED WALK-IN SHOWER WITH A FRAMELESS GLASS DOOR, and MEDICINE CABINET designed to create a spa-like experience. The suite also includes SPACIOUS "HIS AND HERS" WALK-IN CLOSETS, providing ample storage and organization for a seamless daily



routine. The SECOND BEDROOM is equally impressive, offering generous space and easy access to the SECOND FULL BATHROOM, which features A MEDICINE CABINET FOR added STORAGE AND FUNCTIONALITY.

Step outside onto the EXPANSIVE PRIVATE BALCONY, with GAS LINE for BARBEQUE where you can enjoy peaceful mornings with a cup of coffee or unwind after a long day, taking in the fresh air and urban views. Additional highlights include IN-SUITE LAUNDRY for added convenience and SECURE UNDERGROUND PARKING, ensuring comfort and protection throughout the seasons.

Nestled in a PRIME LOCATION, this residence offers EFFORTLESS ACCESS TO SHOPPING, PARKS, SCHOOLS, BANKS, MEDICAL OFFICES, PHARMACIES, PHYSIOTHERAPY CLINICS, AND PUBLIC TRANSIT, providing a lifestyle of EASE, SOPHISTICATION, AND ULTIMATE CONVENIENCE.

Don't miss this rare opportunity to own a home that perfectly balances MODERN ELEGANCE AND EVERYDAY PRACTICALITY.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2197885    |
| Price          | \$379,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 955         |
| Acres          | 0.00        |
| Year Built     | 2023        |
| Type           | Residential |

|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2325, 6118 80 Avenue Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 0S6                 |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                          |
| Parking        | Underground                                                |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Elevator |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                                       |
| Heating           | Central                                                                                                                  |
| Cooling           | None                                                                                                                     |
| # of Stories      | 4                                                                                                                        |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony, Lighting    |
| Construction      | Concrete, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 45              |
| Zoning         | DC              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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