# \$374,900 - 3108, 6118 80 Avenue Ne, Calgary

MLS® #A2208306

## \$374,900

2 Bedroom, 2.00 Bathroom, 989 sqft Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Ideal for first-time homebuyers or investors, this exceptional condo in Saddleridge offers unmatched convenience and potential. Located just steps away from a lively shopping plaza, this 2-bedroom, 2-bathroom unit puts everything you need right at your doorstep. With Saddletowne C-Train Station, major grocery stores, the Genesis Centre, banks, fitness centers, and a high school all within walking distance, you'II enjoy easy access to both daily essentials and leisure activities. Inside, the open-concept design provides a bright, spacious feel. The master bedroom is a serene retreat, featuring large windows that let in plenty of natural light and a private ensuite bathroom for added luxury. The second bedroom is equally spacious, offering flexible options for guests, family, or an office space. The additional bonus room makes the perfect space for a home office, home gym, or an additional guest space.

The kitchen is designed with the modern home chef in mind, boasting sleek stainless steel appliances, a dual undermount sink, stylish backsplash, and tall cabinetry for plenty of storage. Step out onto the large west-facing balcony with built in gas connection for easy summer barbecuingâ€"perfect for enjoying your morning coffee or relaxing in the evening. Additionally, the unit includes a titled heated, underground parking spot, ensuring comfort and security no matter the season. View this beautiful unit before it's gone!







#### **Essential Information**

MLS® # A2208306 Price \$374,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 989
Acres 0.00
Year Built 2018

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 3108, 6118 80 Avenue Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 0S6

#### **Amenities**

Amenities Elevator(s), Parking, Storage, Trash, Visitor Parking

Parking Spaces

Parking Heated Garage, Titled, Underground

#### Interior

Interior Features No Animal Home, Open Floorplan, Quartz Counters

Appliances Dishwasher, Microwave, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked

Heating Baseboard

Cooling Other

# of Stories 4

## **Exterior**

Exterior Features Balcony, BBQ gas line, Lighting

Construction Concrete, Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed April 4th, 2025

Zoning DC

# **Listing Details**

Listing Office Royal LePage Benchmark

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