

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

MLS® #A2189371

**\$389,999**

2 Bedroom, 2.00 Bathroom, 939 sqft

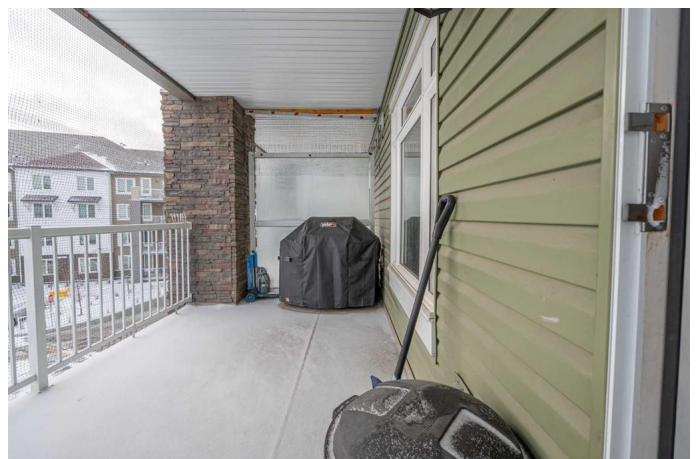
Residential on 0.00 Acres

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 | 86                 |
| Zoning         | DC                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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