

# \$359,999 - 3305, 6118 80 Avenue Ne, Calgary

MLS® #A2226404

**\$359,999**

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® #                   A2226404

Price                     \$359,999



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
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	None
Parking Spaces	1
Parking	Underground

### 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
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	1

### Exterior

Exterior Features	Balcony
Construction	Concrete, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	May 31st, 2025
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Days on Market	36
Zoning	DC

**Listing Details**

Listing Office	eXp Realty
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