

# \$384,900 - 1303, 6118 80 Avenue Ne, Calgary

MLS® #A2179958

**\$384,900**

2 Bedroom, 2.00 Bathroom, 856 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Location, Location, Location!! Close to all amenities including schools, parks, and public transportation. This charming 2-bedroom, 2-bathroom end-unit condo is filled with natural light and modern appeal. The sleek kitchen boasts granite countertops, stainless steel appliances, and ample cabinet space, perfect for any home chef. Durable flooring flows through the kitchen, , bathroom, and laundry room, while the cozy living room with carpet opens to a sunny balcony – ideal for relaxation. The Master Suite includes an ensuite bathroom and a spacious walk-in closet, while the second bedroom features a double closet and generous size. Enjoy the convenience of an oversized laundry room with extra storage. Perfectly situated within walking distance to Saddletown LRT station, Genesis Centre, shopping, dining, and more, this move-in-ready condo is ideal for first-time buyers or investors. With modern features, low condo fees, and a prime location, this gem won't last long! Schedule your showing with your favourite Realtor today!



Built in 2015

## Essential Information

MLS® # A2179958

Price \$384,900

Bedrooms 2

Bathrooms	2.00
Full Baths	2
Square Footage	856
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	1303, 6118 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0S6

### Amenities

Amenities	Community Gardens, Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

### Interior

Interior Features	Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	January 22nd, 2025
Days on Market	162

Zoning

DC

## **Listing Details**

Listing Office

Diamond Realty & Associates LTD.

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