

# \$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 | No Animal Home, No Smoking Home, Closet Organizers, Elevator, Granite Counters, High Ceilings |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan, 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 | 120                |

Zoning

DC

## **Listing Details**

Listing Office

Diamond Realty & Associates LTD.

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