

# \$279,000 - 1212, 6118 80 Avenue Ne, Calgary

MLS® #A2223538

## \$279,000

1 Bedroom, 1.00 Bathroom, 610 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

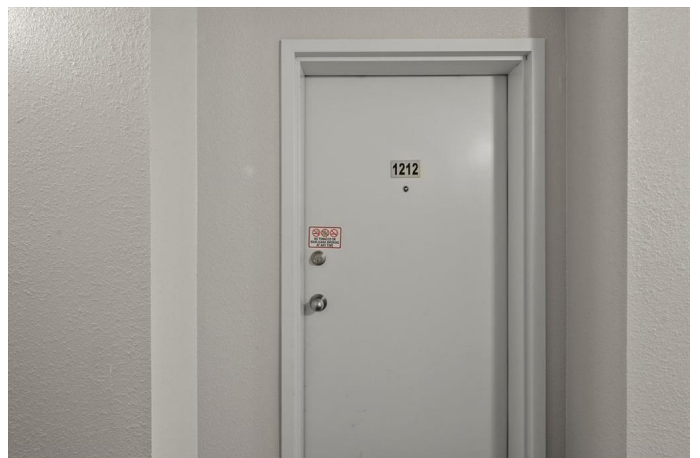
Welcome to comfort and convenience in the heart of Saddle Ridge! This well-maintained 1-bedroom, 1-bathroom unit is located on the second floor and offers a smart open-concept layout with a spacious living and dining area â€” perfect for relaxing or entertaining. The large, private covered balcony is a great bonus, giving you a cozy outdoor space to unwind.

The kitchen is functional and stylish, featuring stainless steel appliances, ceiling-height cabinets, and plenty of counter space. The bedroom is generous in size and includes a walk-in closet, easily fitting a king-sized bed. The full 4-piece bathroom is clean and modern.

Additional highlights include in-suite laundry with a stacked washer/dryer, LOW CONDO FEES, one Titled surface parking stall, and lots of visitor parking.

Location matters â€” and this one is hard to beat! Youâ€™re just steps away from the Saddletowne CTRAIN STATION and major bus routes, with everything else close by: public and Catholic schools, daycares, medical clinics, Genesis Centre, shopping, restaurants, banks, parks, and more.

Whether youâ€™re a first-time homebuyer, downsizer, or investor, this unit checks all the boxes. Book your private showing today â€”



youâ€™ll be glad you did!

Built in 2015

**Essential Information**

MLS® #	A2223538
Price	\$279,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	610
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1212, 6118 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0S6

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Park, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None

# of Stories                4

## Exterior

Exterior Features    Balcony, Courtyard, Playground

Roof                     Asphalt Shingle

Construction        Concrete, Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed            May 22nd, 2025

Days on Market      16

Zoning                 DC

## Listing Details

Listing Office        Amovista

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.