

# \$325,000 - 3314, 6118 80 Avenue Ne, Calgary

MLS® #A2209847

**\$325,000**

2 Bedroom, 1.00 Bathroom, 748 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

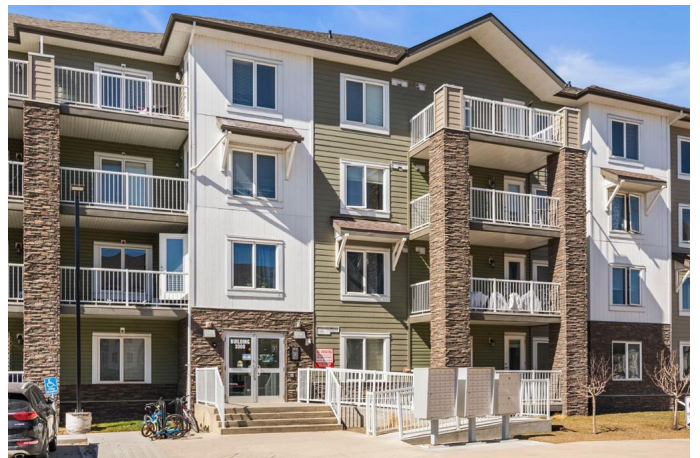
WITH LOW CONDO FEE, Wake up to mountain views and golden sunsets â€™ welcome to your new home in Saddle Ridge!

This bright and welcoming 2-bedroom, 1-bathroom unit is located on the 3rd floor and offers a sunny west-facing balcony with beautiful mountain views â€™ a perfect retreat to enjoy your morning coffee or evening tea.

Inside, the open-concept layout feels spacious and cozy. The kitchen features stainless steel appliances and plenty of cabinet space, while the living and dining areas are just the right size for relaxing or entertaining. Both bedrooms are roomy and versatile â€™ great for a small family, guests, or a home office setup. The 4-piece bath is modern and well-kept, and the in-suite laundry adds everyday convenience.

One of the standout features? Titled underground parking â€™ no more brushing snow off your car in the winter! Plus, thereâ€™s lots of visitor parking available for your guests.

And the location? It doesnâ€™t get much better. Youâ€™re just steps away from the Saddle Towne CTrain Station and within close reach of schools, daycares, parks, sports fields, Genesis Centre, shopping, restaurants, clinics, banks, Calgary Airport and more.



Whether you’re a first-time buyer, downsizer, or savvy investor, this well-loved and well-located home is one you won’t want to miss. Come take a look!

Built in 2018

**Essential Information**

MLS® #	A2209847
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	748
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	3314, 6118 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0S6

**Amenities**

Amenities	Park, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	Granite Counters, 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	April 9th, 2025
Days on Market	25
Zoning	DC

**Listing Details**

Listing Office	Amovista
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