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3311, 6118 80 Avenue NE Calgary, Alberta

MLS # A2218571



\$344,900

Division: Saddle Ridge Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 954 sq.ft. Age: 2018 (7 yrs old) **Beds:** Baths: Garage: Parkade, Stall, Underground Lot Size: Lot Feat:

Heating: Water: Baseboard Floors: Sewer: Vinyl Roof: Condo Fee: \$413 Asphalt Shingle **Basement:** LLD: Exterior: Zoning: Vinyl Siding, Wood Frame DC(pre1P2007) Foundation: **Utilities:**

Features: Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)

Inclusions:

N/A

ATTENTION INVESTORS & FIRST-TIME BUYERS! Welcome to Raven Ridge Court in the vibrant NE community of Saddle Ridge— just steps from Saddletown LRT and surrounded by everyday conveniences including shopping, banks, schools, YMCA, and more. This immaculate 2-bedroom, 2-bathroom condo on the 3rd floor offers a bright open-concept layout and is packed with stylish upgrades. Enjoy a chef-inspired kitchen featuring ceiling-height cabinets, quartz countertops, and stainless steel appliances. The spacious living room is perfect for relaxing or entertaining, and the private balcony offers stunning Rocky Mountain views—ideal for summer evenings. Additional highlights include luxury vinyl plank flooring, in-suite front-load laundry, and a titled underground heated parking stall for year-round comfort. Whether you're looking to invest or move in, this well-maintained unit is the perfect opportunity. Don't miss out!