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GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

2425, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2266275

$330,000

Division:	Saddle Ridge
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	966 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	2	**Baths:**	2

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 403
Basement:	-	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters		

Inclusions:	N/A

EXQUISITE TOP-FLOOR CONDO IN THE HIGHLY SOUGHT-AFTER SADDLE RIDGE COMMUNITY ! An incredible opportunity for first-time home buyers or savvy investors! Enjoy the perfect blend of comfort and convenience — this beautiful condo is just steps away from the C-Train Station, Genesis Centre, schools, parks, grocery stores, and many other amenities. With quick access to Metis Trail and major transportation routes, commuting throughout the city is effortless. This well-maintained top-floor unit offers a bright and open-concept layout featuring 2 spacious bedrooms, 2 full bathrooms, in-suite laundry, and a welcoming living area seamlessly connected to a modern kitchen. The kitchen is equipped with stainless steel appliances, quartz countertops, and a large island — perfect for cooking and entertaining. The living area opens onto a private balcony, ideal for enjoying your morning coffee or watching the evening sunset with scenic views. The primary bedroom includes a walk-in closet and a luxurious ensuite, while the second bedroom is generous in size and complemented by a 4-piece bath. Additional highlights include titled underground parking, ample natural light, and a prime location within one of Calgary’s most vibrant communities.   Schedule your private showing today and discover why this could be the perfect place to call home !