

**3217, 6118 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2277790**



**\$350,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	977 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 422
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Quartz Counters		

**Inclusions:** N/A

Price Improvement Alert! Welcome to this well-laid-out and inviting apartment offering nearly 1,000 sq ft of comfortable living space in a convenient northeast Calgary location. Thoughtfully designed, the home features three bedrooms, including a spacious primary bedroom with its own ensuite and walk-in closet, plus a second full bathroom - ideal for families, roommates, or those who want extra space for a home office or guests. At the heart of the home is a bright, open living and dining area that comfortably accommodates both everyday living and entertaining. Large windows bring in plenty of natural light, while the practical kitchen layout offers efficient workspace and easy flow into the dining area. In-suite laundry adds everyday convenience, and ample closet space throughout the unit keeps things organized and clutter-free. A titled underground parking stall is included, providing secure, year-round parking and added peace of mind - especially during Calgary winters. One of the standout features of this location is its proximity to a nearby CTrain station, making commuting downtown or across the city fast and stress-free. The home is also located close to both police and fire stations, offering added peace of mind and quick access to essential emergency services. Surrounded by everyday amenities, the property is close to grocery stores, shopping plazas, restaurants, schools, and services, with parks and green spaces nearby for outdoor enjoyment. Major roadways are easily accessible, offering flexibility whether you drive or rely on public transit. Whether you're a first-time buyer, investor, or looking to downsize without sacrificing space, this apartment delivers a balanced blend of comfort, convenience, and a well-connected location.