

**2208, 6118 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2289744**



**\$329,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	958 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	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>	-	<b>Condo Fee:</b>	\$ 403
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** None

This beautifully designed 2-bedroom, 2-bathroom condo offers the perfect balance of modern style and everyday comfort. The bright open-concept layout is filled with natural light from large windows, creating a warm and inviting atmosphere throughout the spacious living and dining areas—ideal for relaxing or entertaining. The contemporary kitchen features premium appliances, sleek cabinetry, and ample counter space for effortless meal preparation. Step outside to the sunny south-facing balcony and enjoy open views, whether sipping your morning coffee or unwinding in the evening. The primary bedroom includes a private ensuite for added comfort, while the second bedroom provides flexibility for guests, a home office, or additional living space. Enjoy everyday convenience in a prime location close to Saddle Towne C-Train Station, major bank branches, restaurants, the Genesis Centre, and the Calgary Public Library. Don't miss this opportunity—it won't last long.