

**2425, 6118 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2306077**



**\$325,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	966 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	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 403
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Quartz Counters		

**Inclusions:** N/A

**EXCEPTIONAL VALUE | TOP FLOOR | STEPS TO C-TRAIN STATION.** A premier opportunity for first-time buyers and savvy investors alike. This 2-bed, 2-bath unit in the highly sought-after SADDLE RIDGE Community. Located just steps from the LRT, Genesis Centre, schools, parks, shopping, and everyday amenities, with quick access to Metis Trail for effortless commuting. This bright open-concept unit features a modern kitchen with stainless steel appliances, quartz countertops, and a large island—perfect for entertaining. Enjoy your private balcony with beautiful views, ideal for morning coffee or relaxing evenings. The spacious primary bedroom includes a walk-in closet and elegant ensuite, while the second bedroom is generously sized with access to a full 4-piece bath. Complete with in-suite laundry and titled underground parking, this home offers exceptional value in one of Calgary’s most vibrant communities. Book your private showing today!