

3407, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2309524



\$339,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Bright, spacious, and conveniently located — this 4th-floor corner-unit condo offers 3 Bedrooms plus 2 Bathrooms, in the heart of Saddletowne Circle. Just steps from the Saddletowne LRT station, major banks, grocery stores, the Genesis Centre, parks, and schools, this condo unit delivers unmatched walk-ability and everyday comfort. Filled with natural light from multiple exposures, the home features a private balcony, and a titled underground parking stall. The open-concept layout showcases modern finishes, excellent flow, and the added privacy and airflow that only a corner unit provides. The third bedroom is ideal as a dedicated home office, study, or guest space. A standout opportunity for investors or first-time buyers seeking comfort, connectivity, and a vibrant community lifestyle in one of NE Calgary's most accessible neighbourhoods.