

2402, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2341065



\$353,500

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,106 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Oversized, Parking Lot, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions:	N/A
--------------------	-----

Welcome to this bright and spacious 3-bedroom, 2-bathroom condo in the heart of Saddle Ridge, offering the perfect combination of comfort, convenience, and value. Located just steps from Saddletowne LRT Station and Saddletowne Circle, this home provides unbeatable access to shopping, dining, banking, and everyday amenities—all within walking distance. Designed for modern living, this well-maintained apartment features a functional open-concept layout and two private balconies. One balcony is equipped with a natural gas BBQ hookup, making it the perfect space for outdoor cooking and entertaining, while the second balcony offers additional outdoor space to relax and enjoy. Families and active lifestyles will love the proximity to schools, parks, playgrounds, walking pathways, ponds, and the Genesis Centre, one of Calgary’s premier recreation and community facilities. Commuting is effortless with quick access to Stoney Trail, Metis Trail, Calgary International Airport, public transit, and the LRT. Whether you're a first-time home buyer, looking for more space at an affordable price, or an investor seeking a desirable rental property in one of Calgary’s most convenient communities, this condo is an excellent opportunity with strong long-term potential. Don't miss your chance to own this beautiful Saddle Ridge condo. Book your private showing today!