

2424, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2341599



\$330,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	916 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 403
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters		

Inclusions:	N/A
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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!