

# \$325,000 - 3314, 6118 80 Avenue Ne, Calgary

MLS® #A2209847

**\$325,000**

2 Bedroom, 1.00 Bathroom, 748 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

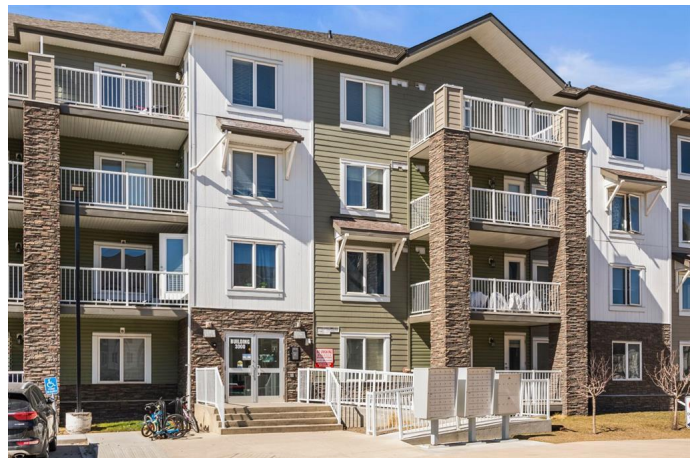
WITH LOW CONDO FEE, Wake up to mountain views and golden sunsets â€” welcome to your new home in Saddle Ridge!

This bright and welcoming 2-bedroom, 1-bathroom unit is located on the 3rd floor and offers a sunny west-facing balcony with beautiful mountain views â€” a perfect retreat to enjoy your morning coffee or evening tea.

Inside, the open-concept layout feels spacious and cozy. The kitchen features stainless steel appliances and plenty of cabinet space, while the living and dining areas are just the right size for relaxing or entertaining. Both bedrooms are roomy and versatile â€” great for a small family, guests, or a home office setup. The 4-piece bath is modern and well-kept, and the in-suite laundry adds everyday convenience.

One of the standout features? Titled underground parking â€” no more brushing snow off your car in the winter! Plus, thereâ€™s lots of visitor parking available for your guests.

And the location? It doesnâ€™t get much better. Youâ€™re just steps away from the Saddletowne CTrain Station and within close reach of schools, daycares, parks, sports fields, Genesis Centre, shopping, restaurants, clinics, banks, Calgary Airport and more.



Whether you’re a first-time buyer, downsizer, or savvy investor, this well-loved and well-located home is one you won’t want to miss. Come take a look!

Built in 2018

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209847          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 748               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3314, 6118 80 Avenue Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J0S6                  |

**Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Park, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                           |
| Parking        | Underground                                                 |

**Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan           |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

**Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Courtyard, Playground            |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 22              |
| Zoning         | DC              |

**Listing Details**

|                |          |
|----------------|----------|
| Listing Office | Amovista |
|----------------|----------|

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