

# \$385,000 - 1105, 6118 80 Avenue Ne, Calgary

MLS® #A2228865

**\$385,000**

2 Bedroom, 2.00 Bathroom, 946 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to the easily accessible ground floor  
Condo with Backyard Porch in Prime  
Saddletowne Location!

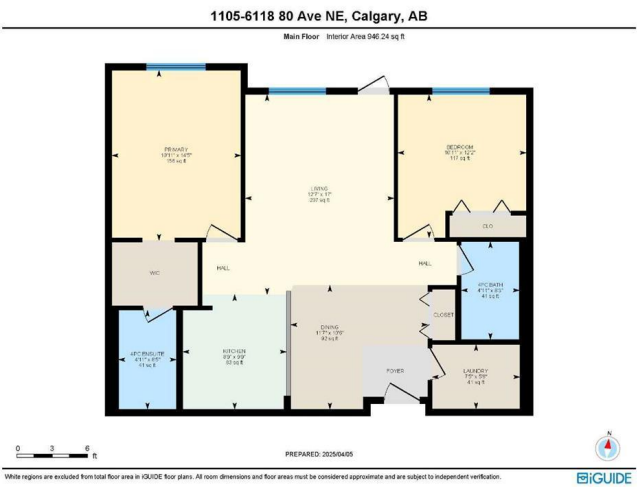
Welcome to this bright and spacious  
2-bedroom, 2-bathroom ground-floor condo,  
perfectly situated in the highly desirable  
community of Saddle Ridge. The primary  
bedroom features a walk-in closet and a  
private 4-piece ensuite, while the second  
bedroom is decently sized with another full  
4-piece bathroom. Enjoy the natural light  
streaming through large windows, and step out  
to your private backyard porch—a rare find  
that adds outdoor living space and  
convenience.

This unit includes underground parking and is  
just a short walk to the C-Train station and  
major Bus routes, FreshCo, Shoppers Drug  
Mart, and many other essential amenities.  
Whether you're a first-time buyer, downsizer,  
or investor, this condo offers exceptional  
value, comfort, and location.

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2228865  |
| Price      | \$385,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                                 |
|----------------|---------------------------------|
| Square Footage | 946                             |
| Acres          | 0.00                            |
| Year Built     | 2015                            |
| Type           | Residential                     |
| Sub-Type       | Apartment                       |
| Style          | Single Level Unit, Side by Side |
| Status         | Active                          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1105, 6118 80 Avenue Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J0S6                  |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Utilities      | Electricity Not Paid For                                                                              |
| Parking Spaces | 1                                                                                                     |
| Parking        | Assigned, Parkade, Stall, Underground                                                                 |
| # of Garages   | 1                                                                                                     |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows                                           |
| Appliances        | Built-In Freezer, Built-In Oven, Dishwasher, Garage Control(s), Range Hood, Washer/Dryer Stacked, Built-In Electric Range |
| Heating           | Baseboard, None                                                                                                           |
| Cooling           | None                                                                                                                      |
| # of Stories      | 4                                                                                                                         |
| Basement          | None                                                                                                                      |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                 |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Cement Fiber Board, Composite Siding, Mixed, Stone, Vinyl Siding |
| Foundation        | Poured Concrete                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | DC              |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.