



**2425, 6118 80 Avenue NE  
Calgary, Alberta**

**MLS # A2266275**

**\$350,000**



<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

EXQUISITE TOP-FLOOR CONDO IN THE HIGHLY SOUGHT-AFTER SADDLE RIDGE COMMUNITY ! An incredible opportunity for first-time home buyers or savvy investors! Enjoy the perfect blend of comfort and convenience — this beautiful condo is just steps away from the C-Train Station, Genesis Centre, schools, parks, grocery stores, and many other amenities. With quick access to Metis Trail and major transportation routes, commuting throughout the city is effortless. This well-maintained top-floor unit offers a bright and open-concept layout featuring 2 spacious bedrooms, 2 full bathrooms, in-suite laundry, and a welcoming living area seamlessly connected to a modern kitchen. The kitchen is equipped with stainless steel appliances, quartz countertops, and a large island — perfect for cooking and entertaining. The living area opens onto a private balcony, ideal for enjoying your morning coffee or watching the evening sunset with scenic views. The primary bedroom includes a walk-in closet and a luxurious ensuite, while the second bedroom is generous in size and complemented by a 4-piece bath. Additional highlights include titled underground parking, ample natural light, and a prime location within one of Calgary's most vibrant communities. Schedule your private showing today and discover why this could be the perfect place to call home !