



**2104, 6118 80 Avenue NE  
Calgary, Alberta**

**MLS # A2275171**



**\$364,900**

**Division:** Saddle Ridge

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 945 sq.ft. **Age:** 2023 (3 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Stall, Underground

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 403

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Heating:** Baseboard **Water:** -  
**Floors:** Laminate **Sewer:** -  
**Roof:** - **Condo Fee:** \$ 403  
**Basement:** - **LLD:** -  
**Exterior:** Stone, Vinyl Siding, Wood Frame **Zoning:** DC  
**Foundation:** - **Utilities:** -  
**Features:** Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)

**Inclusions:** N/A

Welcome Home to this beautiful main floor 2 Bedroom/2Bath condo unit in the Raven Ridge Garden complex in Saddle Ridge community of NE Calgary. This modern 2 Bedroom unit is on the ground floor of the 2023 built Building. The unit features bright and open Living Room, Kitchen/Dining, Master Bedroom with a 3Pc ensuite Bath and walk-in closet, another good sized Bedroom, a 4 Pc full Bathroom and Laundry Closet. The Kitchen offers all major appliances in stainless steel like Double door Refrigerator, Stove, Over the Range Microwave/Hoodfan and Dishwasher. Off the Living Room, there is access to the big balcony. The location of this complex is ideal with its proximity to all amenities like C-Train, Bus, School, Playgrounds, Shopping, Dining, Airport and Major routes like Deerfoot and Stoney. Do not miss your opportunity of calling this your home. Contact your realtor today and book a viewing!