



2402, 6118 80 Avenue NE  
Calgary, Alberta

MLS # A2303921



**\$399,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Parking Lot, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this well-located 3-bedroom, 2-bathroom home in the heart of Saddle Ridge—just steps from Saddletowne Station for easy commuting. Situated right by Saddletowne Circle, you’ll enjoy unmatched convenience with Shoppers Drug Mart, grocery stores, restaurants, banks, and everyday essentials all within walking distance. Families and active lifestyles will appreciate nearby schools, parks, and the Genesis Centre, offering fitness, sports, and community programs. Quick access to Stoney Trail and M&eacute;’tis Trail makes commuting across the city and to Calgary International Airport effortless. Investor alert: Currently rented for \$2,700/month, making this a strong income-generating opportunity in a high-demand location.