



**2319, 6118 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2173473**



**\$394,500**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Saddle Ridge                       |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                  |
| <b>Size:</b>     | 969 sq.ft.                         | <b>Age:</b>   | 2023 (1 yrs old) |
| <b>Beds:</b>     | 3                                  | <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 Plank   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 413          |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                     | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) |                   |                 |

**Inclusions:** N/A

**PRICE REDUCED FOR QUICK SALE** Welcome Home to a Beautiful and Rare, 3 Bedroom/2Bath condo unit in the Raven Ridge Garden complex in Saddleridge community of NE Calgary. The modern 3 Bedroom unit is on the 3rd floor of the 2023 built, Building 2000 in the complex. The unit features bright and open Living Room, Kitchen/Dining, Master Bedroom with a 3Pc ensuite Bath and walk-in closet, 2 more good sized Bedrooms, a 4 Pc full Bathroom and Laundry closet. The Kitchen offers all major appliances in stainless steel ( Double door Refrigerator with bottom drawer freezer, Flat top 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, Plygrounds, Shopping, Dining, Airport and Major routes like Derfoot and Stoney. Do not miss your opportunity of calling this your home. Contact your realtor today and book a viewing.