

# \$399,000 - 2408, 6118 80 Avenue Ne, Calgary

MLS® #A2218312

**\$399,000**

2 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to your dream Condo Unit. Perfect for first time home Buyers/Investors. Very well maintained, Less than 2 years old, 2023 Built 2 BR 2WR condo Located next to the Saddle town LRT Station. Upgrades include, Kitchen with Quartz Countertops, Subway Style backsplash, Stainless Appliances, Balcony with the Gas outlet for the BBQs, In-suite personal Laundry., Plenty of natural light and light fixtures are energy efficient, Security and surveillance system in the building. One Underground and heated parking. Excellent Location only 20 mts from Airport. Very close to Schools, parks, Grocery Stores, Major Banks, Shopper's Drug mart, Restaurants.

Built in 2023

## Essential Information

MLS® #	A2218312
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	954
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active



## Community Information

Address	2408, 6118 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0S6

## Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	2
Zoning	DC ( pre 1P2007)

## Listing Details

Listing Office	MaxValue Realty Ltd.
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