

# \$354,900 - 3311, 6118 80 Avenue Ne, Calgary

MLS® #A2218571

**\$354,900**

2 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

ATTENTION INVESTORS & FIRST-TIME BUYERS! Welcome to Raven Ridge Court in the vibrant NE community of Saddle Ridge—just steps from Saddletown LRT and surrounded by everyday conveniences including shopping, banks, schools, YMCA, and more. This immaculate 2-bedroom, 2-bathroom condo on the 3rd floor offers a bright open-concept layout and is packed with stylish upgrades. Enjoy a chef-inspired kitchen featuring ceiling-height cabinets, quartz countertops, and stainless steel appliances. The spacious living room is perfect for relaxing or entertaining, and the private balcony offers stunning Rocky Mountain views—ideal for summer evenings. Additional highlights include luxury vinyl plank flooring, in-suite front-load laundry, and a titled underground heated parking stall for year-round comfort. Whether you're looking to invest or move in, this well-maintained unit is the perfect opportunity. Don't miss out!

Built in 2018

## Essential Information

MLS® #	A2218571
Price	\$354,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	954



Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3311, 6118 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0S6

### **Amenities**

Amenities	Elevator(s), Park, Parking, Visitor Parking, Bicycle Storage, Other, Trash
Parking Spaces	1
Parking	Parkade, Stall, Underground

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Lighting, Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	100
Zoning	DC(pre1P2007)
HOA Fees	413

HOA Fees Freq.     MON

**Listing Details**

Listing Office             URBAN-REALTY.ca



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