

\$379,900 - 2325, 6118 80 Avenue Ne, Calgary

MLS® #A2197885

\$379,900

2 Bedroom, 2.00 Bathroom, 955 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

BACK on MARKET due to FINANCING FAILURE on Previous Offer. FIRST 3 MONTHS CONDO FEE WILL BE PAID BY SELLER !! Experience ELEVATED LIVING in this exquisitely designed 2-BEDROOM, 2-BATHROOM apartment, where style, functionality, and modern convenience come together seamlessly. This stunning residence offers a THOUGHTFULLY CRAFTED OPEN-CONCEPT LAYOUT, featuring a SPACIOUS LIVING ROOM, a WELL-PLANNED DINING AREA, that flows well.

The GOURMET KITCHEN is a true centerpiece, boasting SLEEK QUARTZ COUNTERTOPS, PREMIUM STAINLESS STEEL APPLIANCES, AND AMPLE CABINETS for all your storage needs. The OVERSIZED ISLAND provides additional prep space and doubles as a stylish gathering spot, allowing you to socialize with guests while preparing meals in an inviting, contemporary setting.

This home features TWO WELL-SIZED BEDROOMS, each offering comfort and privacy. The PRIMARY SUITE is a true retreat, complete with a LUXURIOUS EN-SUITE BATHROOM featuring an OVERSIZED WALK-IN SHOWER WITH A FRAMELESS GLASS DOOR, and MEDICINE CABINET designed to create a spa-like experience. The suite also includes SPACIOUS "HIS AND



HERS" WALK-IN CLOSETS, providing ample storage and organization for a seamless daily routine. The SECOND BEDROOM is equally impressive, offering generous space and easy access to the SECOND FULL BATHROOM, which features A MEDICINE CABINET FOR added STORAGE AND FUNCTIONALITY.

Step outside onto the EXPANSIVE PRIVATE BALCONY, with GAS LINE for BARBEQUE where you can enjoy peaceful mornings with a cup of coffee or unwind after a long day, taking in the fresh air and urban views. Additional highlights include IN-SUITE LAUNDRY for added convenience and SECURE UNDERGROUND PARKING, ensuring comfort and protection throughout the seasons.

Nestled in a PRIME LOCATION, this residence offers EFFORTLESS ACCESS TO SHOPPING, PARKS, SCHOOLS, BANKS, MEDICAL OFFICES, PHARMACIES, PHYSIOTHERAPY CLINICS, AND PUBLIC TRANSIT, providing a lifestyle of EASE, SOPHISTICATION, AND ULTIMATE CONVENIENCE.

Donâ€™t miss this rare opportunity to own a home that perfectly balances MODERN ELEGANCE AND EVERYDAY PRACTICALITY.

Built in 2023

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2197885 |
| Price | \$379,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 955 |
| Acres | 0.00 |

| | |
|------------|-------------------|
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 2325, 6118 80 Avenue Ne |
| Subdivision | Saddle Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 0S6 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Elevator |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating | Central |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Balcony, Lighting |
| Construction | Concrete, Wood Frame |

Additional Information

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|----------------|-----------------|
| Date Listed | March 7th, 2025 |
| Days on Market | 67 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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