

# \$351,900 - 1203, 6118 80 Avenue Ne, Calgary

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MLS® #A2221732

**\$351,900**

2 Bedroom, 2.00 Bathroom, 857 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully designed 2-bedroom, 2-bathroom corner condo unit offering 857 sq. ft. of comfortable living space in an unbeatable location. Situated just steps from the train station and surrounded by a variety of restaurants, cafes, and stores, convenience is at your doorstep.

This thoughtfully laid-out unit features two spacious bedrooms located on opposite sides of the condo, providing added privacy-perfect for roommates, guests, or a home office setup. The modern kitchen boasts sleek stainless steel appliances, granite countertops and opens to a cozy living and dining area, ideal for both relaxing and entertaining.

As you enter, you're welcomed by a charming foyer that adds a warm and inviting touch to the space. The condo also includes a dedicated in unit laundry room with generous storage, offering both functionality and convenience. For added comfort, the unit comes with titled, heated underground parking stall with easy access from the stairwell located next to your unit and parking stall.

Whether you're commuting, dining out, or shopping, everything you need is within easy reach. Don't miss this perfect blend of style, comfort and location.

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2221732          |
| Price          | \$351,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 857               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1203, 6118 80 Avenue Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 0S6                 |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Titled, Underground                           |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                       |
| Heating           | Baseboard                                                                                                                  |
| Cooling           | None                                                                                                                       |
| # of Stories      | 4                                                                                                                          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 83             |
| Zoning         | DC             |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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