

# \$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 | 6                |
| Zoning         | DC ( pre 1P2007) |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxValue Realty Ltd. |
|----------------|----------------------|

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