

# \$384,900 - 2217, 6118 80 Avenue Ne, Calgary

MLS® #A2231468

**\$384,900**

2 Bedroom, 2.00 Bathroom, 953 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

AN EXQUISITE CONDO NESTLED IN THE HIGHLY SOUGHT-AFTER SADDLE RIDGE COMMUNITY. GOOD OPPORTUNITY FOR FIRST TIME HOME BUYER OR A SAVVY INVESTOR. A WELL-MAINTAINED CONDO UNIT SITUATED ON THE SECOND FLOOR WITH AN OPEN FLOOR PLAN CONSISTING OF 2 BEDROOM, 2 BATHROOMS, IN SUITE LAUNDRY AND A SPACIOUS LIVING AREA COMBINED WITH THE KITCHEN. This beautiful unit offers modern living with a spacious open-concept layout, high-end finishes, and an abundance of natural light. The modern kitchen features stainless steel appliances, quartz countertops, and a large island perfect for entertaining. The living area opens to a private balcony, ideal for enjoying your morning coffee or evening sunset. The master suite boasts a luxurious ensuite bathroom and a walk-in closet. The second bedroom also includes a generous closet and is complemented by an additional 4-piece bath. TITLED underground parking, nestled in a vibrant neighborhood, Also, enjoy the convenience of nearby SCHOOL, PARKS, TRANSIT, GROCERY STORES AND OTHER AMENITIES which make this home ideal choice for modern living. Located just minutes from Metis Trail, enjoy convenient access to major transportation routes for easy commuting throughout the city. Schedule your private showing today. Explore and don't miss the opportunity to make this your dream home!



Built in 2023

## Essential Information

MLS® #	A2231468
Price	\$384,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	953
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2217, 6118 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0S6

## Amenities

Amenities	Elevator(s), Park, Snow Removal, Trash, Visitor Parking, Community Gardens, Secured Parking
Parking Spaces	1
Parking	Underground, Parkade

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	25
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office	eXp Realty
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