# \$344,900 - 3311, 6118 80 Avenue Ne, Calgary

MLS® #A2218571

### \$344,900

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 Ridgeâ€"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 viewsâ€"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 \$344,900

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 Bicycle Storage, Elevator(s), Other, Parking, Park, Trash, Visitor Parking

Parking Spaces 1

Parking Parkade, Stall, Underground

#### Interior

Interior Features Kitchen Island, No Smoking Home, No Animal 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 Balcony, Lighting Roof Asphalt Shingle

Construction Wood Frame, Vinyl Siding

## **Additional Information**

Date Listed May 17th, 2025

Days on Market 169

Zoning DC(pre1P2007)

HOA Fees 413

HOA Fees Freq. MON

# **Listing Details**

Listing Office URBAN-REALTY.ca



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