

# \$374,900 - 3108, 6118 80 Avenue Ne, Calgary

MLS® #A2208306

**\$374,900**

3 Bedroom, 2.00 Bathroom, 989 sqft

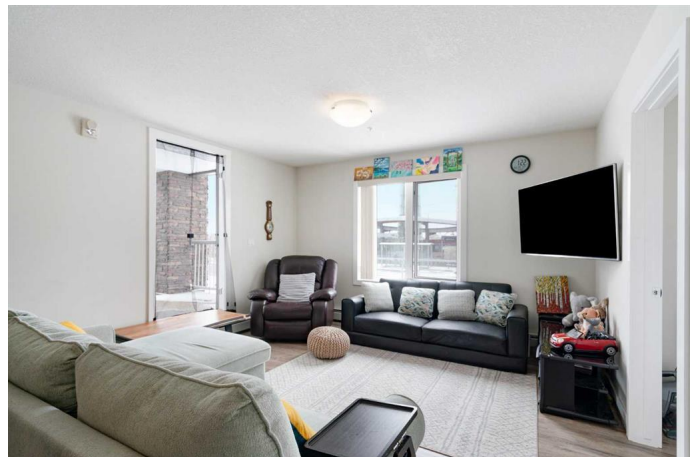
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Ideal for first-time homebuyers or investors, this exceptional condo in Saddleridge offers unmatched convenience and potential. Located just steps away from a lively shopping plaza, this 3-bedroom, 2-bathroom unit puts everything you need right at your doorstep. With Saddletowne C-Train Station, major grocery stores, the Genesis Centre, banks, fitness centers, and a high school all within walking distance, you'll enjoy easy access to both daily essentials and leisure activities. Convenient first floor access means you're never more than a flight of stairs from your heated underground parking making bringing groceries and goods in easy!

Inside, the open-concept design provides a bright, spacious feel. The master bedroom is a serene retreat, featuring large windows that let in plenty of natural light and a private ensuite bathroom for added luxury. The second bedroom is equally spacious, offering flexible options for guests, family, or an office space. The third bedroom makes the perfect space for a home office, home gym, or an additional guest space.

The kitchen is designed with the modern home chef in mind, boasting sleek stainless steel appliances, a dual undermount sink, stylish backsplash, and tall cabinetry for plenty of storage. Step out onto the large west-facing balcony with built in gas connection for easy summer barbecuing—perfect for enjoying your morning coffee or relaxing in the evening. Additionally, the unit includes a tiled heated,



underground parking spot, ensuring comfort and security no matter the season. View this beautiful unit before itâ€™s gone!

Built in 2018

**Essential Information**

MLS® #	A2208306
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	989
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	3108, 6118 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0S6

**Amenities**

Amenities	Elevator(s), Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

**Interior**

Interior Features	No Animal Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Other

# of Stories                4

## Exterior

Exterior Features    Balcony, BBQ gas line, Lighting

Construction        Concrete, Vinyl Siding, Wood Frame

## Additional Information

Date Listed            April 4th, 2025

Days on Market      30

Zoning                 DC

## Listing Details

Listing Office         Royal LePage Benchmark

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