

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

MLS® #A2208306

**\$374,900**

3 Bedroom, 2.00 Bathroom, 989 sqft

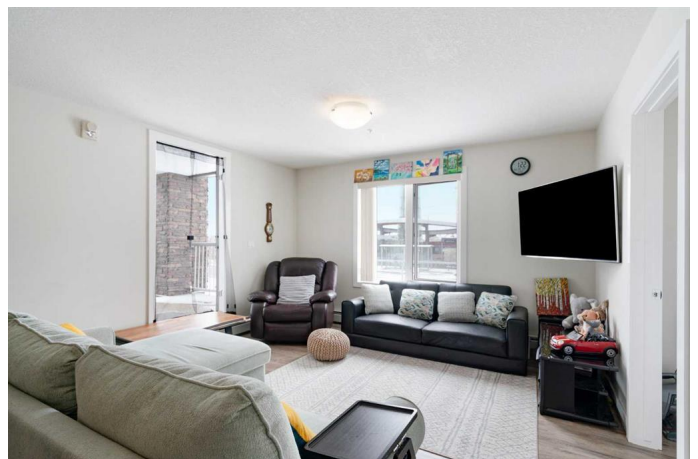
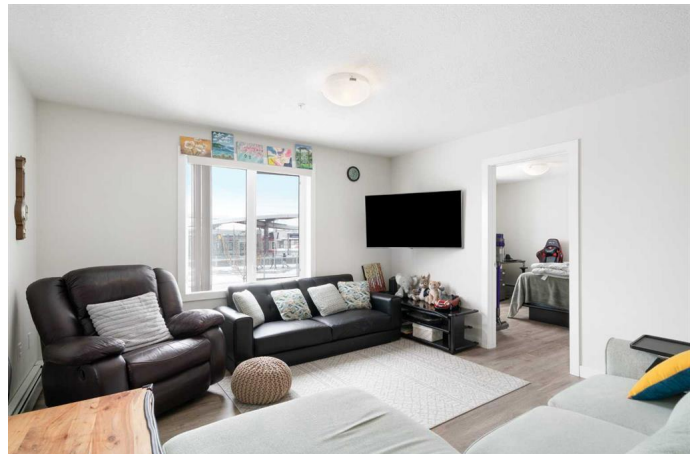
Residential on 0.00 Acres

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      36

Zoning                 DC

## Listing Details

Listing Office         Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.