

2425, 6118 80 Avenue NE  
Calgary, Alberta

MLS # A2266275



\$330,000

|             |                                                |            |                 |
|-------------|------------------------------------------------|------------|-----------------|
| Heating:    | Baseboard                                      | Water:     | -               |
| Floors:     | Vinyl                                          | Sewer:     | -               |
| Roof:       | -                                              | Condo Fee: | \$ 403          |
| Basement:   | -                                              | LLD:       | -               |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame             | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                              | Utilities: | -               |
| Features:   | Breakfast Bar, Kitchen Island, Quartz Counters |            |                 |
| Inclusions: | N/A                                            |            |                 |

EXQUISITE TOP-FLOOR CONDO IN THE HIGHLY SOUGHT-AFTER SADDLE RIDGE COMMUNITY ! An incredible opportunity for first-time home buyers or savvy investors! Enjoy the perfect blend of comfort and convenience &mdash; this beautiful condo is just steps away from the C-Train Station, Genesis Centre, schools, parks, grocery stores, and many other amenities. With quick access to Metis Trail and major transportation routes, commuting throughout the city is effortless. This well-maintained top-floor unit offers a bright and open-concept layout featuring 2 spacious bedrooms, 2 full bathrooms, in-suite laundry, and a welcoming living area seamlessly connected to a modern kitchen. The kitchen is equipped with stainless steel appliances, quartz countertops, and a large island &mdash; perfect for cooking and entertaining. The living area opens onto a private balcony, ideal for enjoying your morning coffee or watching the evening sunset with scenic views. The primary bedroom includes a walk-in closet and a luxurious ensuite, while the second bedroom is generous in size and complemented by a 4-piece bath. Additional highlights include titled underground parking, ample natural light, and a prime location within one of Calgary’s most vibrant communities. Schedule your private showing today and discover why this could be the perfect place to call home !