2425, 6118 80 Avenue NE Calgary, Alberta

MLS # A2266275

\$380,000

		Division:	Saddle Ridge Residential/Low Rise (2-4 stories) Apartment-Single Level Unit		
		Туре:			
		Style:			
		Size:	966 sq.ft.	Age:	2024 (1 yrs old)
		Beds:	2	Baths:	2
		Garage:	Underground		
		Lot Size:	-		
		Lot Feat:	-		
Heating:	Baseboard		Water:	-	
Floors:	Vinyl		Sewer:	-	
Roof:	-		Condo F	ee: \$ 403	
Basement:	-		LLD:	-	
Exterior:	Concrete, Vinyl Siding, Wood Frame		Zoning:	DC (pre	e 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 — 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 — 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!