

# \$339,800 - 1303, 6118 80 Avenue Ne, Calgary

MLS® #A2268420

**\$339,800**

2 Bedroom, 2.00 Bathroom, 855 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautiful and spacious 2-bedroom, 2-bathroom corner condo offering comfort, convenience, and an abundance of natural light. Ideally located just steps from the Saddletowne LRT Station, Genesis Centre, shopping, restaurants, and schools, this home perfectly blends lifestyle and accessibility. Enjoy the warmth of southwest exposure in your open-concept living area, complete with a large balcony ideal for relaxing or entertaining. The modern kitchen features granite countertops, maple cabinets, stainless steel appliances, and a handy eating bar. The primary bedroom includes a full ensuite and a spacious closet, while the second bedroom offers a generous layout and easy access to the main bath, perfect for guests or a home office. This bright, well-maintained unit is move-in ready, a fantastic choice for first-time buyers, downsizers, or investors looking for a prime location in the heart of Saddle Ridge. Schedule your private showing today and discover why this corner unit is such a standout opportunity!

Built in 2015

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2268420  |
| Price     | \$339,800 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 855               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1303, 6118 80 Avenue Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3j 1B3                 |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Other       |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Built-In Refrigerator |
| Heating           | Baseboard                                                                           |
| Cooling           | None                                                                                |
| # of Stories      | 4                                                                                   |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 8                  |
| Zoning         | DC (pre 1P2007)    |

### Listing Details

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.