

# \$375,000 - 3407, 6118 80 Avenue Ne, Calgary

MLS® #A2265316

**\$375,000**

2 Bedroom, 2.00 Bathroom, 983 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

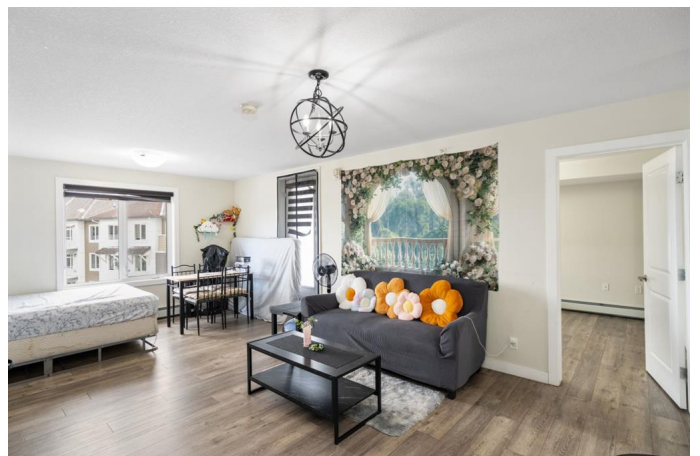
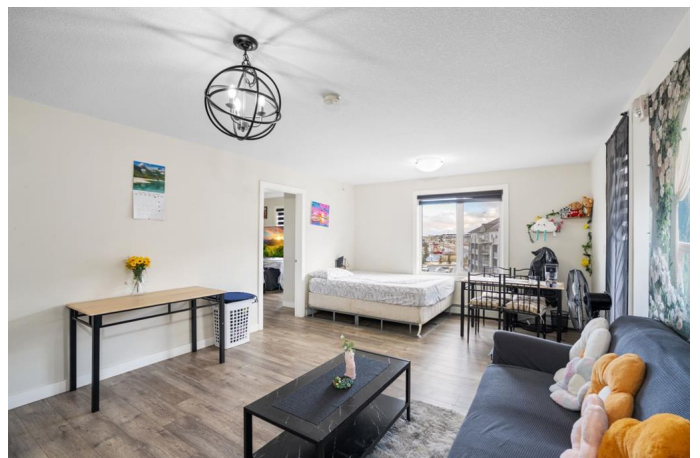
Bright and spacious corner 2-bedroom + large den condo on the 4th floor in the heart of Saddle Towne Circle – an unbeatable location just steps from the transit station, banks, grocery stores, recreation centre, and schools.

This sun-filled unit features 2 full bathrooms, a private balcony, and assigned underground parking. Enjoy an open-concept layout with modern finishes and abundant natural light from multiple directions. The versatile den makes a perfect home office or guest room. Corner unit advantage: enhanced privacy and improved airflow. Ideal for investors or first-time buyers seeking both comfort and convenience in a vibrant, walkable community.

Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265316    |
| Price          | \$375,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 983         |
| Acres          | 0.00        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3407, 6118 80 Avenue Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 0S6                 |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Parking                    |
| Parking Spaces | 1                          |
| Parking        | Heated Garage, Underground |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 22                 |
| Zoning         | DC (pre 1P2007)    |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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