

# \$289,900 - 1212, 6118 80 Avenue Ne, Calgary

MLS® #A2209673

**\$289,900**

1 Bedroom, 1.00 Bathroom, 610 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

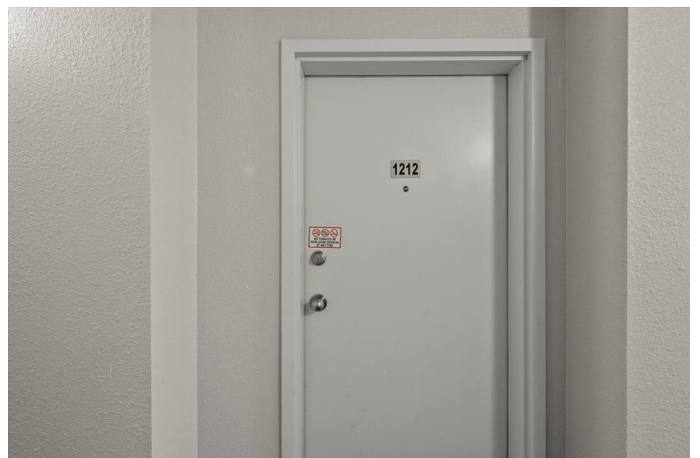
Welcome to comfort and convenience in the heart of Saddle Ridge! This well-maintained 1-bedroom, 1-bathroom unit is located on the second floor and offers a smart open-concept layout with a spacious living and dining area â€” perfect for relaxing or entertaining. The large, private covered balcony is a great bonus, giving you a cozy outdoor space to unwind.

The kitchen is functional and stylish, featuring stainless steel appliances, ceiling-height cabinets, and plenty of counter space. The bedroom is generous in size and includes a walk-in closet, easily fitting a king-sized bed. The full 4-piece bathroom is clean and modern.

Additional highlights include in-suite laundry with a stacked washer/dryer, LOW CONDO FEES, one Titled surface parking stall, and lots of visitor parking.

Location matters â€” and this one is hard to beat! Youâ€™re just steps away from the Saddletowne CTRAIN STATION and major bus routes, with everything else close by: public and Catholic schools, daycares, medical clinics, Genesis Centre, shopping, restaurants, banks, parks, and more.

Whether youâ€™re a first-time homebuyer, downsizer, or investor, this unit checks all the boxes. Book your private showing today â€”



youâ€™ll be glad you did!

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209673          |
| Price          | \$289,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 610               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1212, 6118 80 Avenue Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 0S6                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Park, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Stall  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer       |
| Heating           | Baseboard   |
| Cooling           | None  |

# of Stories                4

## Exterior

Exterior Features    Balcony, Courtyard, Playground

Roof                     Asphalt Shingle

Construction        Concrete, Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed            April 9th, 2025

Days on Market      13

Zoning                 DC

## Listing Details

Listing Office        Amovista

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