

\$394,000 - 2107, 6118 80 Avenue Ne, Calgary

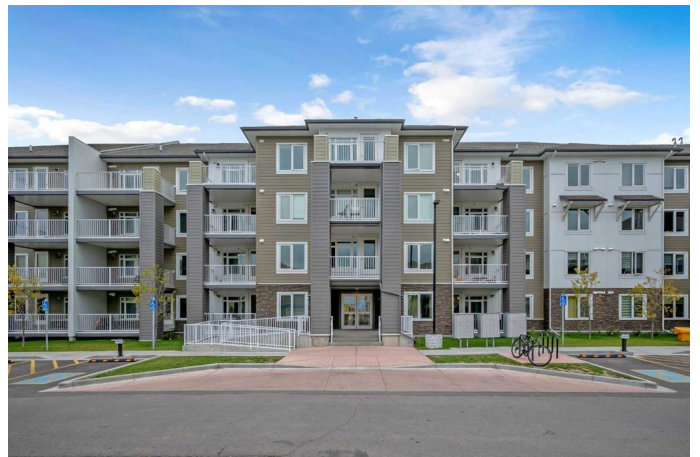
MLS® #A2177680

\$394,000

3 Bedroom, 2.00 Bathroom, 977 sqft
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this exceptional, 2023 newly built apartment at 6118 80 Avenue NE, #2107, where modern living meets ultimate convenience in one of Calgary's most sought-after neighborhoods. This beautifully designed 3-bedroom, 2-bathroom MAIN FLOOR CORNER unit is just one year old and offers a spacious, bright, and open-concept layout that truly stands out. Located on the main floor of a well-maintained, contemporary building, the apartment provides easy access without compromising on style or comfort. The living area is expansive, featuring a large living room that seamlessly flows into a dining area perfect for family gatherings or entertaining friends. The upgraded interior boasts elegant quartz countertops throughout, giving the kitchen and bathrooms a sleek, modern feel. The kitchen itself is well-appointed with ample cabinet space, high-quality finishes (cabinets to the ceiling height), upgraded appliances, and an efficient layout that will make meal prep a joy. The master bedroom is a true retreat, with plenty of space for a king-sized bed and a private, spa-like ensuite featuring a standing shower, while the additional two bedrooms are perfect for children, guests, or a home office. One of the standout features of this home is the convenience of titled underground parking, ensuring you have a secure, designated spot in all seasons. The property's location is a true gem just steps away from Saddle Town LRT Station, you'll enjoy effortless access to transportation, making commuting a



breeze. And, for those who prefer to walk, everything you need is right at your doorstep. Within walking distance, you'll find a wealth of amenities, including Shoppers Drug Mart, grocery stores, a variety of restaurants, schools, parks, and other essential services. This is a vibrant, family-friendly neighborhood where you can leave your car at home and easily access everything you need for daily living. Whether you're a first-time buyer, a growing family, or anyone looking for a move-in-ready home in a prime location, this apartment offers an incredible opportunity. With modern features, ample space, and a location that can't be beat, this property won't last long, plus low condo fee and remaining low for next year as well. schedule your showing today!

Built in 2023

Essential Information

MLS® #	A2177680
Price	\$394,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	977
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	2107, 6118 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary

Province Alberta
Postal Code T3J 0S6

Amenities

Amenities Elevator(s), Trash, Visitor Parking
Parking Spaces 1
Parking Underground
of Garages 1

Interior

Interior Features Stone Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating Baseboard
Cooling None
of Stories 4

Exterior

Exterior Features Balcony, Basketball Court, BBQ gas line, Garden, Playground
Construction Brick, Concrete, Mixed

Additional Information

Date Listed November 7th, 2024
Days on Market 127
Zoning DC

Listing Details

Listing Office eXp Realty

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.