

\$379,900 - 2325, 6118 80 Avenue Ne, Calgary

MLS® #A2197885

\$379,900

2 Bedroom, 2.00 Bathroom, 955 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

FIRST 3 MONTHS CONDO FEE WILL BE PAID BY SELLER !! Experience ELEVATED LIVING in this exquisitely designed 2-BEDROOM, 2-BATHROOM apartment, where style, functionality, and modern convenience come together seamlessly. This stunning residence offers a THOUGHTFULLY CRAFTED OPEN-CONCEPT LAYOUT, featuring a SPACIOUS LIVING ROOM, a WELL-PLANNED DINING AREA, that flows well.

The GOURMET KITCHEN is a true centerpiece, boasting SLEEK QUARTZ COUNTERTOPS, PREMIUM STAINLESS STEEL APPLIANCES, AND AMPLE CABINETRY for all your storage needs. The OVERSIZED ISLAND provides additional prep space and doubles as a stylish gathering spot, allowing you to socialize with guests while preparing meals in an inviting, contemporary setting.

This home features TWO WELL-SIZED BEDROOMS, each offering comfort and privacy. The PRIMARY SUITE is a true retreat, complete with a LUXURIOUS EN-SUITE BATHROOM featuring an OVERSIZED WALK-IN SHOWER WITH A FRAMELESS GLASS DOOR, and MEDICINE CABINET designed to create a spa-like experience. The suite also includes SPACIOUS "HIS AND HERS" WALK-IN CLOSETS, providing ample storage and organization for a seamless daily



routine. The SECOND BEDROOM is equally impressive, offering generous space and easy access to the SECOND FULL BATHROOM, which features A MEDICINE CABINET FOR added STORAGE AND FUNCTIONALITY.

Step outside onto the EXPANSIVE PRIVATE BALCONY, with GAS LINE for BARBEQUE where you can enjoy peaceful mornings with a cup of coffee or unwind after a long day, taking in the fresh air and urban views. Additional highlights include IN-SUITE LAUNDRY for added convenience and SECURE UNDERGROUND PARKING, ensuring comfort and protection throughout the seasons.

Nestled in a PRIME LOCATION, this residence offers EFFORTLESS ACCESS TO SHOPPING, PARKS, SCHOOLS, BANKS, MEDICAL OFFICES, PHARMACIES, PHYSIOTHERAPY CLINICS, AND PUBLIC TRANSIT, providing a lifestyle of EASE, SOPHISTICATION, AND ULTIMATE CONVENIENCE.

Donâ€™t miss this rare opportunity to own a home that perfectly balances MODERN ELEGANCE AND EVERYDAY PRACTICALITY.

Built in 2023

Essential Information

MLS® #	A2197885
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	955
Acres	0.00
Year Built	2023
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2325, 6118 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0S6

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Central
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Lighting
Construction	Concrete, Wood Frame

Additional Information

Date Listed	March 7th, 2025
Days on Market	44
Zoning	DC

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.