

# \$349,900 - 1105, 6118 80 Avenue Ne, Calgary

MLS® #A2258938

**\$349,900**

2 Bedroom, 2.00 Bathroom, 946 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Priced to sell. Welcome to the easily accessible ground floor Condo with Backyard Porch in Prime Saddle Towne Location!

Welcome to this bright and spacious 2-bedroom, 2-bathroom ground-floor condo, perfectly situated in the highly desirable community of Saddle Ridge. The primary bedroom features a walk-in closet and a private 4-piece ensuite, while the second bedroom is decently sized with another full 4-piece bathroom. Enjoy the natural light streaming through large windows, and step out to your private backyard porch—a rare find that adds outdoor living space and convenience.

This unit includes underground parking and is just a short walk to the C-Train station and major Bus routes, FreshCo, Shoppers Drug Mart, and many other essential amenities. Whether you're a first-time buyer, downsizer, or investor, this condo offers exceptional value, comfort, and location.

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2258938  |
| Price      | \$349,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                                 |
|----------------|---------------------------------|
| Square Footage | 946                             |
| Acres          | 0.00                            |
| Year Built     | 2015                            |
| Type           | Residential                     |
| Sub-Type       | Apartment                       |
| Style          | Single Level Unit, Side by Side |
| Status         | Active                          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1105, 6118 80 Avenue Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J0S6                  |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Utilities      | Electricity Not Paid For                                                                              |
| Parking Spaces | 1                                                                                                     |
| Parking        | Parkade, Stall, Underground, Assigned                                                                 |
| # of Garages   | 1                                                                                                     |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows                                                           |
| Appliances        | Built-In Electric Range, Built-In Freezer, Built-In Oven, Dishwasher, Garage Control(s), Range Hood, Washer/Dryer Stacked |
| Heating           | Baseboard, None                                                                                                           |
| Cooling           | None                                                                                                                      |
| # of Stories      | 4                                                                                                                         |
| Basement          | None                                                                                                                      |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                 |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Cement Fiber Board, Composite Siding, Mixed, Stone, Vinyl Siding |
| Foundation        | Poured Concrete                                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 41                   |
| Zoning         | DC                   |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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