2402 6118 80 Avenue NE

Calgary | Active | MLS® A2341065

$320,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2023**	**1,106 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

PRICED TO SELL!! An excellent opportunity for first-time homebuyers, growing families, and investors!

Welcome to this well-located top-floor condominium in the heart of Saddle Ridge, offering 3 bedrooms, 2 full bathrooms, and 2 private balconies. Featuring a functional open-concept layout, this home combines comfortable living with everyday convenience.

Enjoy outdoor living with two private balconies. One features a natural gas BBQ hookup, perfect for summer grilling and entertaining, while the second offers additional space to relax and unwind.

The location is hard to beat! Just a short walk to Saddletowne LRT Station, the Genesis Centre, schools, grocery stores, banks, shopping, parks, playgrounds, walking pathways, and scenic ponds. With public transit nearby and quick access to Stoney Trail, Métis Trail, and Calgary International Airport, commuting and getting around the city is easy.

Whether you're purchasing your first home, looking for an affordable property with extra space, or adding to your investment portfolio, this condominium offers excellent value in a convenient and well-connected community.

Don't miss this opportunity! Contact your favourite REALTOR® today to schedule a private viewing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341065
Bedrooms	3
Bathrooms	2
Year Built	2023
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	1,106 sq. ft.
Main Level Finished Area:	1,106 sq. ft.
Condo Fee:	$468.95
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	Southeast
Unit Exposure:	Southeast
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2023 (Age: 3)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2311560
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete

Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Oversized, Parking Lot, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Saddle Ridge
Amenities:	Elevator(s), Parking, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Kitchen · 10'9" × 8'10" ·
Main Floor	Laundry · 7'3" × 6'6" ·
Main Floor	Foyer · 9'1" × 5'2" ·
Main Floor	Dining Room · 16'8" × 9'5" ·
Main Floor	Living Room · 11'9" × 10'1" ·
Main Floor	Bedroom - Primary · 12'4" × 11'4" ·

Main Floor	Bedroom · 12'4" × 11'8" ·
Main Floor	Bedroom · 12'8" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Gated, Other, Schools Nearby, Shopping Nearby
Interior Features:	Elevator, Granite Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	DC
Listed Date:	Aug 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2402-6118-80-avenue-ne-calgary-a2341065/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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