

# \$354,900 - 3311, 6118 80 Avenue Ne, Calgary

MLS® #A2218571

**\$354,900**

2 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

ATTENTION INVESTORS & FIRST-TIME BUYERS! Welcome to Raven Ridge Court in the vibrant NE community of Saddle Ridge—just steps from Saddletown LRT and surrounded by everyday conveniences including shopping, banks, schools, YMCA, and more. This immaculate 2-bedroom, 2-bathroom condo on the 3rd floor offers a bright open-concept layout and is packed with stylish upgrades. Enjoy a chef-inspired kitchen featuring ceiling-height cabinets, quartz countertops, and stainless steel appliances. The spacious living room is perfect for relaxing or entertaining, and the private balcony offers stunning Rocky Mountain views—ideal for summer evenings. Additional highlights include luxury vinyl plank flooring, in-suite front-load laundry, and a titled underground heated parking stall for year-round comfort. Whether you're looking to invest or move in, this well-maintained unit is the perfect opportunity. Don't miss out!

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2218571  |
| Price          | \$354,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 954       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2018              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3311, 6118 80 Avenue Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 0S6                 |

### **Amenities**

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Trash, Visitor Parking, Bicycle Storage, Other, Park |
| Parking Spaces | 1                                                                          |
| Parking        | Stall, Parkade, Underground                                                |

### **Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Kitchen Island, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Microwave Hood Fan, Washer/Dryer Stacked  |
| Heating           | Baseboard                                                                           |
| Cooling           | None                                                                                |
| # of Stories      | 4                                                                                   |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Lighting, Balcony        |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 150            |
| Zoning         | DC(pre1P2007)  |
| HOA Fees       | 413            |

HOA Fees Freq.     MON

**Listing Details**

Listing Office             URBAN-REALTY.ca



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