

# \$265,000 - 1212, 6118 80 Avenue Ne, Calgary

MLS® #A2223538

## \$265,000

1 Bedroom, 1.00 Bathroom, 610 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to comfort and convenience in the heart of Saddle Ridge! This well-maintained 1-bedroom, 1-bathroom unit is located on the second floor and offers a smart open-concept layout with a spacious living and dining area â€” perfect for relaxing or entertaining. The large, private covered balcony is a great bonus, giving you a cozy outdoor space to unwind.

The kitchen is functional and stylish, featuring stainless steel appliances, ceiling-height cabinets, and plenty of counter space. The bedroom is generous in size and includes a walk-in closet, easily fitting a king-sized bed. The full 4-piece bathroom is clean and modern.

Additional highlights include in-suite laundry with a stacked washer/dryer, LOW CONDO FEES, one Titled surface parking stall, and lots of visitor parking.

Location matters â€” and this one is hard to beat! Youâ€™re just steps away from the Saddletowne CTRAIN STATION and major bus routes, with everything else close by: public and Catholic schools, daycares, medical clinics, Genesis Centre, shopping, restaurants, banks, parks, and more.

Whether youâ€™re a first-time homebuyer, downsizer, or investor, this unit checks all the boxes. Book your private showing today â€”



youâ€™ll be glad you did!

Built in 2015

### Essential Information

MLS® #	A2223538
Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	610
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1212, 6118 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0S6

### Amenities

Amenities	Bicycle Storage, Elevator(s), Park, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None

# of Stories                4

## **Exterior**

Exterior Features    Balcony, Courtyard, Playground

Roof                     Asphalt Shingle

Construction         Concrete, Stone, Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed            May 22nd, 2025

Days on Market      59

Zoning                  DC

## **Listing Details**

Listing Office         Amovista

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