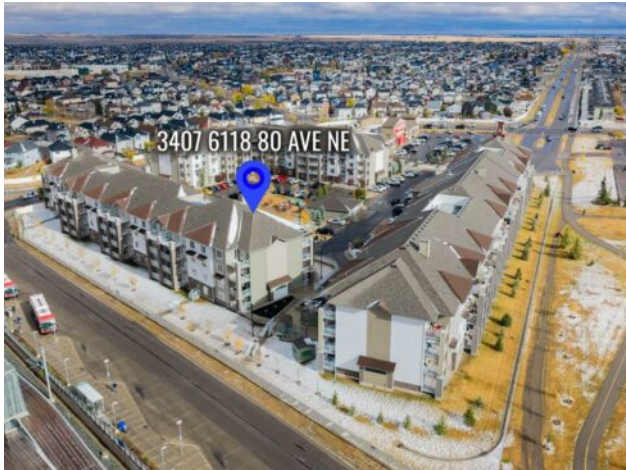


3407, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2265316



\$375,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Bright and spacious corner 2-bedroom + large den condo on the 4th floor in the heart of Saddletowne Circle — an unbeatable location just steps from the transit station, banks, grocery stores, recreation centre, and schools. This sun-filled unit features 2 full bathrooms, a private balcony, and assigned underground parking. Enjoy an open-concept layout with modern finishes and abundant natural light from multiple directions. The versatile den makes a perfect home office or guest room. Corner unit advantage: enhanced privacy and improved airflow. Ideal for investors or first-time buyers seeking both comfort and convenience in a vibrant, walkable community.