

# \$385,000 - 1105, 6118 80 Avenue Ne, Calgary

MLS® #A2228865

**\$385,000**

2 Bedroom, 2.00 Bathroom, 946 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to the easily accessible ground floor Condo with Backyard Porch in Prime Saddletowne Location!

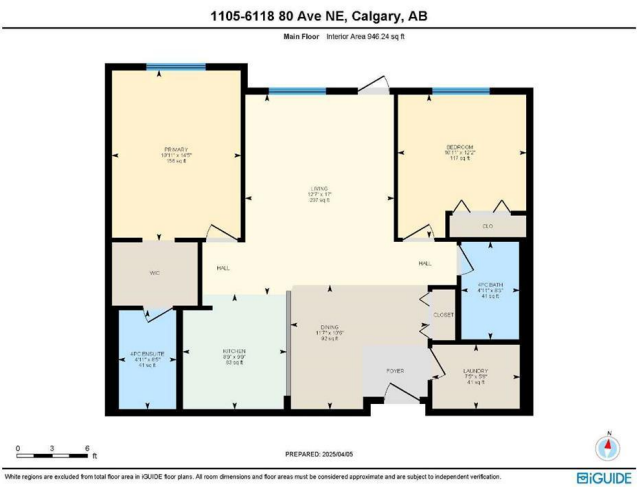
Welcome to this bright and spacious 2-bedroom, 2-bathroom ground-floor condo, perfectly situated in the highly desirable community of Saddle Ridge. The primary bedroom features a walk-in closet and a private 4-piece ensuite, while the second bedroom is decently sized with another full 4-piece bathroom. 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® #	A2228865
Price	\$385,000
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, Storage, Trash, Visitor Parking, Snow Removal
Utilities	Electricity Not Paid For
Parking Spaces	1
Parking	Stall, Underground, Assigned, Parkade
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Range Hood, Built-In Electric Range, Built-In Freezer, 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	June 10th, 2025
Days on Market	16
Zoning	DC

**Listing Details**

Listing Office	URBAN-REALTY.ca
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