

# \$349,900 - 1316, 6118 80 Avenue Ne, Calgary

MLS® #A2262133

**\$349,900**

2 Bedroom, 2.00 Bathroom, 867 sqft  
Residential on 0.00 Acres

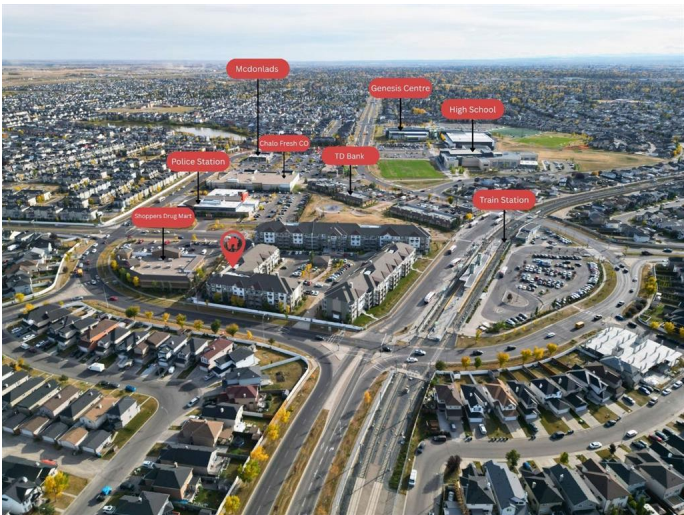
Saddle Ridge, Calgary, Alberta

Perfectly placed near the shopping plaza and Saddletown C-Train station, this two-bedroom, two-bathroom condo is a smart investment. Featuring an open layout, a modern kitchen with granite countertops and stainless-steel appliances, and in-suite laundry, it combines convenience and style. 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. Plus, it comes with a low condo fee . Don't miss out on this promising investment!

Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2262133          |
| Price          | \$349,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 867               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1316, 6118 80 Avenue Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J0S6                  |

## Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Secured Parking, Snow Removal, Visitor Parking, Elevator(s), Laundry |
| Parking Spaces | 1                                                                    |
| Parking        | Underground                                                          |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Storage, No Smoking Home                                                                             |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Oven |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 29                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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