

# **\$379,900 - 2325, 6118 80 Avenue Ne, Calgary**

MLS® #A2197885

**\$379,900**

2 Bedroom, 2.00 Bathroom, 955 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

BACK on MARKET due to FINANCING FAILURE on Previous Offer. FIRST 3 MONTHS CONDO FEE WILL BE PAID BY SELLER !! Experience ELEVATED LIVING in this exquisitely designed 2-BEDROOM, 2-BATHROOM apartment, where style, functionality, and modern convenience come together seamlessly. This stunning residence offers a THOUGHTFULLY CRAFTED OPEN-CONCEPT LAYOUT, featuring a SPACIOUS LIVING ROOM, a WELL-PLANNED DINING AREA, that flows well.

The GOURMET KITCHEN is a true centerpiece, boasting SLEEK QUARTZ COUNTERTOPS, PREMIUM STAINLESS STEEL APPLIANCES, AND AMPLE CABINETRY for all your storage needs. The OVERSIZED ISLAND provides additional prep space and doubles as a stylish gathering spot, allowing you to socialize with guests while preparing meals in an inviting, contemporary setting.

This home features TWO WELL-SIZED BEDROOMS, each offering comfort and privacy. The PRIMARY SUITE is a true retreat, complete with a LUXURIOUS EN-SUITE BATHROOM featuring an OVERSIZED WALK-IN SHOWER WITH A FRAMELESS GLASS DOOR, and MEDICINE CABINET designed to create a spa-like experience. The suite also includes SPACIOUS "HIS AND



HERS" WALK-IN CLOSETS, providing ample storage and organization for a seamless daily routine. The SECOND BEDROOM is equally impressive, offering generous space and easy access to the SECOND FULL BATHROOM, which features A MEDICINE CABINET FOR added STORAGE AND FUNCTIONALITY.

Step outside onto the EXPANSIVE PRIVATE BALCONY, with GAS LINE for BARBEQUE where you can enjoy peaceful mornings with a cup of coffee or unwind after a long day, taking in the fresh air and urban views. Additional highlights include IN-SUITE LAUNDRY for added convenience and SECURE UNDERGROUND PARKING, ensuring comfort and protection throughout the seasons.

Nestled in a PRIME LOCATION, this residence offers EFFORTLESS ACCESS TO SHOPPING, PARKS, SCHOOLS, BANKS, MEDICAL OFFICES, PHARMACIES, PHYSIOTHERAPY CLINICS, AND PUBLIC TRANSIT, providing a lifestyle of EASE, SOPHISTICATION, AND ULTIMATE CONVENIENCE.

Donâ€™t miss this rare opportunity to own a home that perfectly balances MODERN ELEGANCE AND EVERYDAY PRACTICALITY.

Built in 2023

**Essential Information**

MLS® #	A2197885
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	955
Acres	0.00

Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2325, 6118 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0S6

### Amenities

Amenities	Elevator(s), Parking, Snow Removal, Visitor Parking, Trash
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Central
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Lighting
Construction	Wood Frame, Concrete

### Additional Information

Date Listed	March 7th, 2025
Days on Market	70
Zoning	DC

### Listing Details

Listing Office	CIR Realty
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