

\$344,900 - 3311, 6118 80 Avenue Ne, Calgary

MLS® #A2218571

\$344,900

2 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.00 Acres

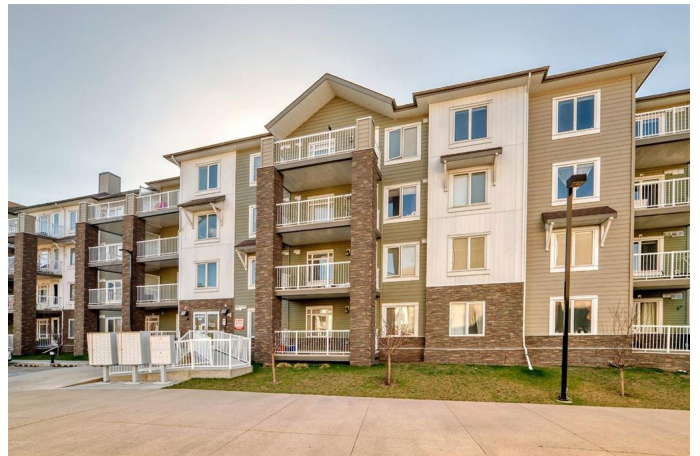
Saddle Ridge, Calgary, Alberta

ATTENTION INVESTORS & FIRST-TIME BUYERS! Welcome to Raven Ridge Court in the vibrant NE community of Saddle Ridge—just steps from Saddletown LRT and surrounded by everyday conveniences including shopping, banks, schools, YMCA, and more. This immaculate 2-bedroom, 2-bathroom condo on the 3rd floor offers a bright open-concept layout and is packed with stylish upgrades. Enjoy a chef-inspired kitchen featuring ceiling-height cabinets, quartz countertops, and stainless steel appliances. The spacious living room is perfect for relaxing or entertaining, and the private balcony offers stunning Rocky Mountain views—ideal for summer evenings. Additional highlights include luxury vinyl plank flooring, in-suite front-load laundry, and a titled underground heated parking stall for year-round comfort. Whether you're looking to invest or move in, this well-maintained unit is the perfect opportunity. Don't miss out!

Built in 2018

Essential Information

MLS® #	A2218571
Price	\$344,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	954



Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3311, 6118 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0S6

Amenities

Amenities	Bicycle Storage, Elevator(s), Other, Parking, Park, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Kitchen Island, No Smoking Home, No Animal Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding

Additional Information

Date Listed	May 17th, 2025
Days on Market	162
Zoning	DC(pre1P2007)
HOA Fees	413

HOA Fees Freq. MON

Listing Details

Listing Office URBAN-REALTY.ca



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.