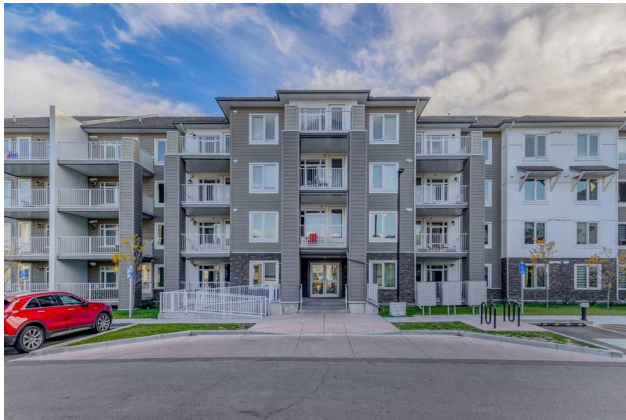


**6118 80 Avenue #2319, Calgary T3J 0S6**

MLS®#: **A2173473** Area: **Saddle Ridge** Listing **11/01/24** List Price: **\$394,500**  
 Status: **Active** County: **Calgary** Change: **-\$5k, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **968**  
 Low Sqft:  
 Ttl Sqft: **968**

DOM

**20**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**  
 Heating: **Baseboard** Flooring: **Vinyl Plank**  
 Sewer: Ext Feat: **Balcony** Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 13`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 8`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 13`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 10`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 11`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 11`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`9" x 4`11"</b>	<b>Balcony</b>	<b>Main</b>	<b>8`11" x 10`10"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$413

Fee Simple  
Fee Freq:  
Monthly

DC (pre 1P2007)

Legal Desc: 2311560

Remarks

Pub Rmks: **PRICE REDUCED FOR QUICK SALE Welcome Home to a Beautiful and Rare, 3 Bedroom/2Bath condo unit in the Raven Ridge Garden complex in Saddleridge community of NE Calgary. The modern 3 Bedroom unit is on the 3rd floor of the 2023 built, Building 2000 in the complex. The unit features bright and open Living Room, Kitchen/Dining, Master Bedroom with a 3Pc ensuite Bath and walk-in closet, 2 more good sized Bedrooms, a 4 Pc full Bathroom and Laundry closet. The Kitchen offers all major appliances in stainless steel ( Double door Refrigearator with bottom drawer freezer, Flat top Stove, Over the Range Microwave/Hoodfan and Dishwasher). Off the Living Room, there is access to the big balcony. The location of this complex is ideal with its proximity to all amenities like (C-Train, Bus, School, Plygrounds, Shopping, Dining, Airport and Major routes like Derfoot and Stoney. Do not miss your opportunity of calling this your home. Contact your realtor today and book a viewing.**

Inclusions: N/A  
Property Listed By: AM/PM Properties

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



