

# \$379,900 - 3317, 6118 80 Avenue Ne, Calgary

MLS® #A2135326

## \$379,900

3 Bedroom, 2.00 Bathroom, 990 sqft

Residential on 0.00 Acres

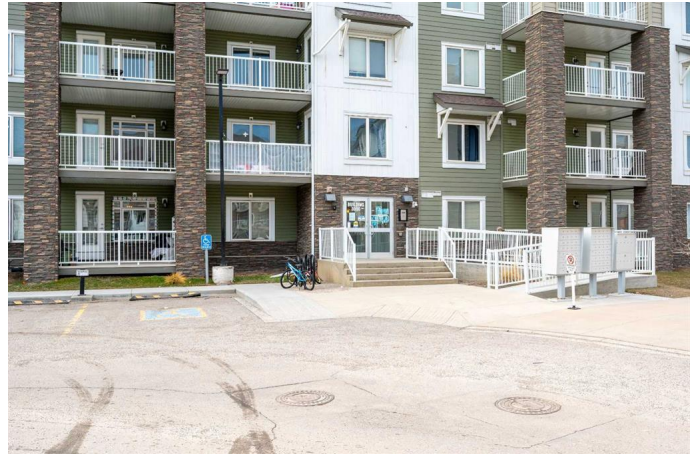
Saddle Ridge, Calgary, Alberta

**LOCATION!! LOCATION!! LOCATION!!!** 3 BEDROOMS & 2 BATHROOMS. Welcome to this spacious corner Unit with huge East facing windows. The unit has a large living area with a door leading to balcony. The master bedroom has it's own en-suite bathroom and a walk in closet. The other two bedrooms are located on the other side of the living room beside another bathroom. The kitchen has granite counters with stainless steel appliances and ceiling high cabinets. The flooring is LVP throughout the unit and has a titled underground parking. Located in the heart of Saddle Ridge Circle near all amenities, like Genesis center, Lrt Station, Calgary Police station, High School, Major Banks, Boston Pizza and Fresh-co. Call your Realtor to book a showing today.

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2135326  |
| Price          | \$379,900 |
| Sold Price     | \$385,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 990       |
| Acres          | 0.00      |
| Year Built     | 2018      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Apartment   |
| Style    | Apartment   |
| Status   | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3317, 6118 80 Avenue Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 0S6                 |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Elevator(s), Trash, Visitor Parking |
| Parking Spaces | 1                                   |
| Parking        | Underground                         |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator                                                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                               |
| Cooling           | None                                                                                                    |
| # of Stories      | 4                                                                                                       |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Stone   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 25th, 2024  |
| Date Sold      | June 12th, 2024 |
| Days on Market | 17              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 0.00            |

### 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.