



0 3 6 ft

PREPARED: 2025/04/05



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

# 6118 80 Avenue Calgary Alberta

\$385,000

Welcome to the easily accessible ground floor Condo with Backyard Porch in Prime Saddle Towne Location! Welcome to this bright and spacious 2-bedroom, 2-bathroom ground-floor condo, perfectly situated in the highly desirable community of Saddle Ridge. The primary bedroom features a walk-in closet and a private 4-piece ensuite, while the second bedroom is decently sized with another full 4-piece bathroom. Enjoy the natural light streaming through large windows, and step out to your private backyard porch—a rare find that adds outdoor living space and convenience. 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. (id:6769)

Primary Bedroom 14.42 Ft x 10.92 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Bedroom 12.17 Ft x 10.92 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Dining room 10.50 Ft x 11.58 Ft

Kitchen 9.75 Ft x 8.75 Ft

Living room 17.00 Ft x 12.58 Ft

Laundry room 5.50 Ft x 7.42 Ft

Listing Presented By:


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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca