

**2319, 6118 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2173473**



**\$394,500**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 413
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

**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 Refrigerator 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.