

2319, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2173473



\$399,000

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

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

Inclusions: N/A

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.