



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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3407, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2265316



\$375,000

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
Inclusions:	n/a		

Bright and spacious corner 2-bedroom + large den condo on the 4th floor in the heart of Saddletowne Circle — an unbeatable location just steps from the transit station, banks, grocery stores, recreation centre, and schools. This sun-filled unit features 2 full bathrooms, a private balcony, and assigned underground parking. Enjoy an open-concept layout with modern finishes and abundant natural light from multiple directions. The versatile den makes a perfect home office or guest room. Corner unit advantage: enhanced privacy and improved airflow. Ideal for investors or first-time buyers seeking both comfort and convenience in a vibrant, walkable community.