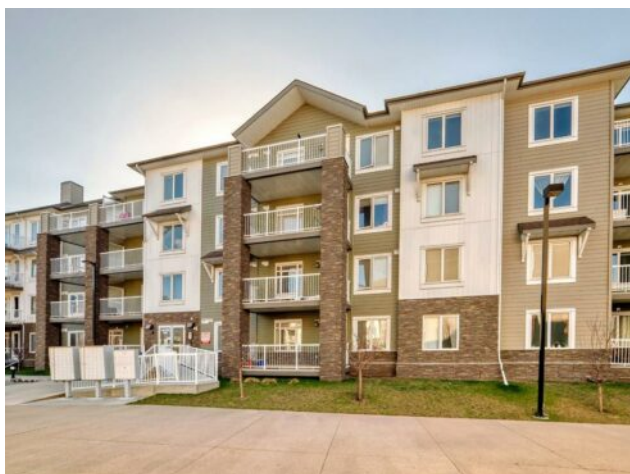


3311, 6118 80 Avenue NE
Calgary, Alberta

MLS # A2218571



\$354,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	954 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 413
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC(pre1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

ATTENTION INVESTORS & FIRST-TIME BUYERS! Welcome to Raven Ridge Court in the vibrant NE community of Saddle Ridge—just steps from Saddletown LRT and surrounded by everyday conveniences including shopping, banks, schools, YMCA, and more. This immaculate 2-bedroom, 2-bathroom condo on the 3rd floor offers a bright open-concept layout and is packed with stylish upgrades. Enjoy a chef-inspired kitchen featuring ceiling-height cabinets, quartz countertops, and stainless steel appliances. The spacious living room is perfect for relaxing or entertaining, and the private balcony offers stunning Rocky Mountain views—ideal for summer evenings. Additional highlights include luxury vinyl plank flooring, in-suite front-load laundry, and a titled underground heated parking stall for year-round comfort. Whether you're looking to invest or move in, this well-maintained unit is the perfect opportunity. Don't miss out!