

# \$274,900 - 204, 7130 80 Avenue Ne, Calgary

MLS® #A2249226

**\$274,900**

2 Bedroom, 2.00 Bathroom, 762 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully maintained condo at Saddle Ridge with Low Condo Fees. This second floor unit boasts 2 Bedrooms, 2 Bathrooms (one being a 4-piece ensuite bathroom) plus Den which is perfect for an office or study area. Enjoy your ease of access as this unit is only a few steps away from the stairs which leads you directly to the exit and it's titled heated underground parking. The unit also features a spacious living room perfect for family and friends to gather. In the living room, you'll find your in-unit laundry which is wonderfully enclosed for space efficiency and aesthetic. The kitchen is equipped with an island with granite countertops, stainless steel appliances and lots of storage and cabinetry. Step outside and you'll find yourself on your own private balcony where you can enjoy some fresh air and amazing view. This condo is within walking distance to shopping, groceries, school, park, bus stops and train station. If you are looking for your first home, investment or even to downsize this unit might just be for you. Book your private showing now.

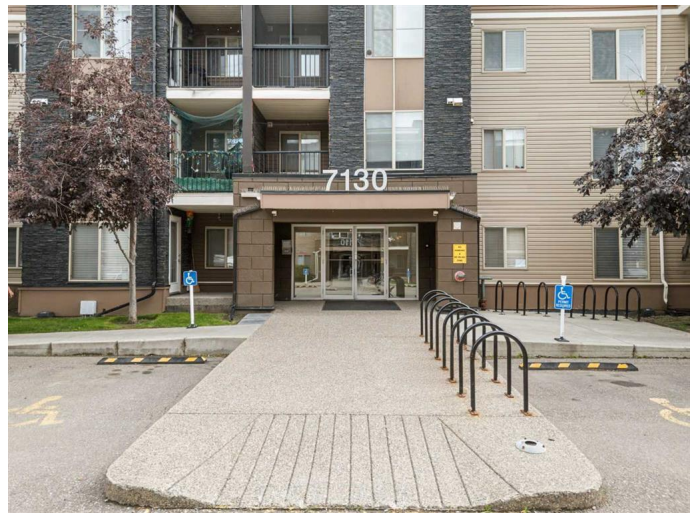
Built in 2013

## Essential Information

MLS® # A2249226

Price \$274,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 762               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 204, 7130 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 0N5                |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Underground                           |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer          |
| Heating           | Baseboard                                                                            |
| Cooling           | None                                                                                 |
| # of Stories      | 4                                                                                    |

### **Exterior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony                                          |
| Roof              | Asphalt Shingle                                  |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame, Mixed |
| Foundation        | Poured Concrete                                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 22                |
| Zoning         | M-2               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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