

# \$245,999 - 311, 7130 80 Avenue Ne, Calgary

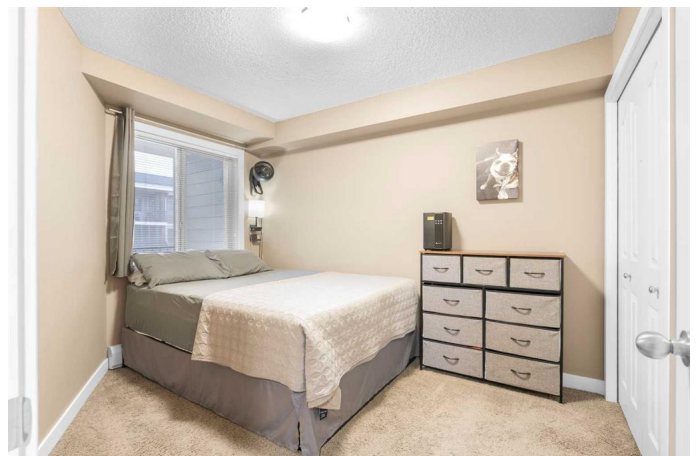
MLS® #A2179088

## \$245,999

1 Bedroom, 1.00 Bathroom, 512 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome home! Are you a first time home buyer or an investor? This is the perfect place for you! This single owner, 1 bedroom 1 bathroom home is immaculate, it has been very well taken care of and pride of ownership shows in every corner. When you enter the unit you are greeted by a spacious entryway with large closet. Your kitchen is conveniently located next to the door for bringing in your groceries. The kitchen features granite countertops, plenty of cabinet space, an eating bar, and stainless steel appliances. A 4 piece bathroom finishes off this area of the home with granite counters and a shower tub combo. You will then find yourself in the large living space with the perfect layout for any furniture configuration and enough wall space for a large TV. Off of the living room is your bedroom with large closet, as well as a patio for enjoying some time out doors. To complete this perfect condo you will enjoy an underground titled parking stall. The owner has also covered the condo fee until July 2025! This condo cannot wait to be your new home or investment property! Call your favorite realtor to book a showing today!



Built in 2013

## Essential Information

MLS® #	A2179088
Price	\$245,999

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	512
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	311, 7130 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N5

### **Amenities**

Amenities	Elevator(s), Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

### **Additional Information**

Date Listed February 1st, 2025

Days on Market 62

Zoning M-2

## **Listing Details**

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.