

# \$249,999 - 311, 7130 80 Avenue Ne, Calgary

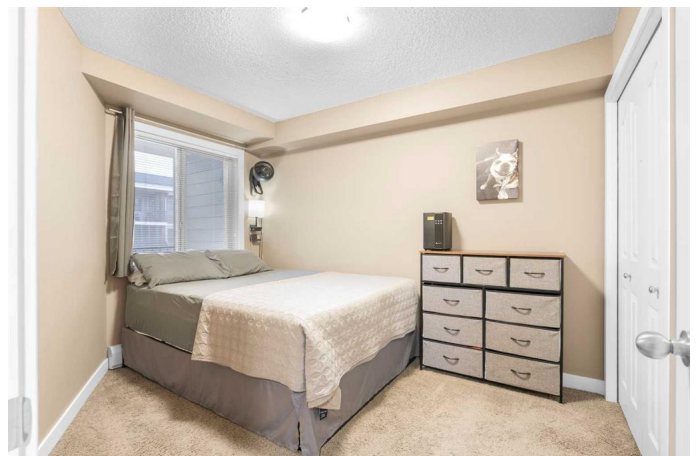
MLS® #A2179088

**\$249,999**

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 \$249,999

|                |             |
|----------------|-------------|
| 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, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Oven |
| 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 41

Zoning M-2

## Listing Details

Listing Office Royal LePage Benchmark

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