

\$319,900 - 301, 7180 80 Avenue Ne, Calgary

MLS® #A2198882

\$319,900

2 Bedroom, 2.00 Bathroom, 970 sqft
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to your DREAM HOME! This exquisite condo offers a blend of LUXURY and COMFORT, featuring an OPEN CONCEPT FLOOR PLAN that seamlessly connects each space for a harmonious living experience.

Step into the GRAND FOYER, adorned with beautiful tiles and a spacious closet perfect for storing jackets and shoes. Part of this inviting entryway can even be transformed into a cozy OFFICE SPACE.

The heart of the home is the MODERN KITCHEN, boasting a large window that floods the space with natural light. Enjoy cooking on the GRANITE COUNTERTOP with an EAT-IN BAR, complete with a pull-out faucet for easy vegetable washing.

The kitchen flows effortlessly into the DINING and LIVING AREAS, making it perfect for entertaining. Nearby, you'll find a conveniently located 4 PC WASHROOM, ideal for guests and everyday use.

Retreat to the MASTER BEDROOM, a sanctuary that easily accommodates a king-sized bed. This luxurious space seamlessly flows into a WALK-IN CLOSET and a 4 PC ENSUITE, providing ultimate privacy and convenience.

The SECONDARY BEDROOM is equally impressive, offering ample space for kids,



extended family, or friends to stay over.

Enjoy the convenience of a SEPARATE WALK-IN LAUNDRY AREA, equipped with a stacked washer and dryer, and plenty of storage for laundry and cleaning supplies.

Step outside to the LARGE SQUARE-SHAPED BALCONY and take in the UNOBSTRUCTED VIEWS of the Calgary skyline. It's the perfect spot for morning coffee or evening relaxation.

This condo features 2 PARKING SPACES: one TITLED PARKING spot in an UNDERGROUND SECURE GARAGE and a second LEASED PARKING spot on the surface. Additionally, there is AMPLE PARKING for visitors, ensuring your guests always have a place to park.

Located across the street from a bustling SHOPPING PLAZA, you'll have easy access to Mega Sanjha Punjab, Esso Gas Station, Pharmacy, Physio, Tim Hortons, and a variety of restaurants including Rasoi, Chai Bar, Tava Wok, Amritsari Tadka, and The Khokha.

Don't miss out on this INCREDIBLE OPPORTUNITY to own a piece of luxury in the heart of Calgary. Schedule your viewing today and make this stunning condo your new home!

Built in 2012

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2198882 |
| Price | \$319,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 970 |

| | |
|------------|-------------------|
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 301, 7180 80 Avenue Ne |
| Subdivision | Saddle Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 0N6 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Parking, Secured Parking, Trash, Visitor Parking, Snow Removal |
| Parking Spaces | 2 |
| Parking | Heated Garage, Parkade, Stall, Titled, Underground, Leased, Parking Lot, Secured |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Open Floorplan, Walk-In Closet(s) |
| Appliances | Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Baseboard, Electric |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 8 |
| Zoning | M-2 |

Listing Details

Listing Office

Real Broker

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