

# \$284,000 - 204, 7130 80 Avenue Ne, Calgary

MLS® #A2249226

**\$284,000**

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.

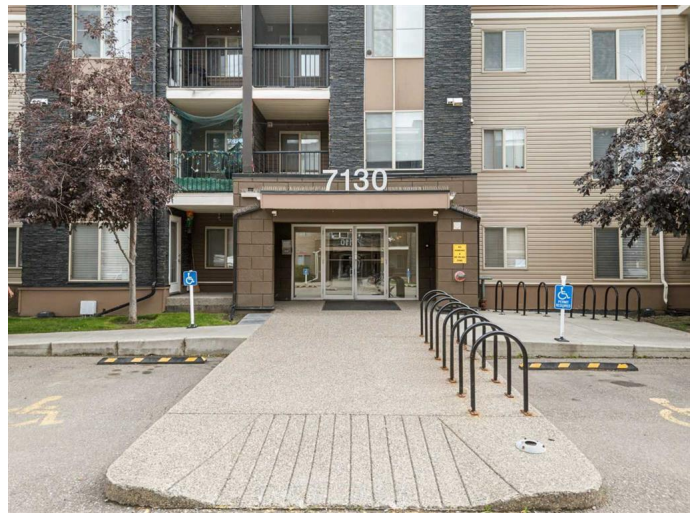
Built in 2013

## Essential Information

MLS® # A2249226

Price \$284,000

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

### **Exterior**

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

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	8
Zoning	M-2

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.