



THE
A-TEAM

**RE/MAX
FIRST**

7130 80 Avenue #404, Calgary T3J 0N5

MLS®#: **A2111706**

Area: **Saddle Ridge**

Listing Date: **02/29/24**

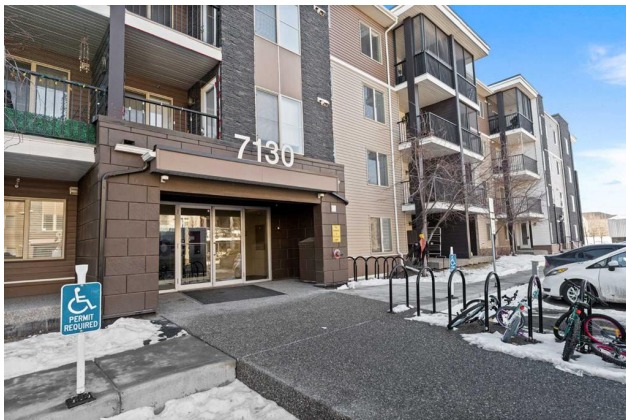
List Price: **\$324,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **750**
Low Sqft:
Ttl Sqft: **750**

DOM

80
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction:
Stone,Vinyl Siding,Wood Frame
Flooring:
Carpet,Linoleum
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	7`10" x 8`9"	Living Room	Main	18`8" x 12`6"
Den	Main	6`8" x 10`0"	4pc Bathroom	Main	7`3" x 4`11"
Bedroom - Primary	Main	9`10" x 10`8"	Bedroom	Main	13`8" x 8`7"
4pc Ensuite bath	Main	7`7" x 4`11"	Walk-In Closet	Main	7`3" x 3`4"

Legal/Tax/Financial

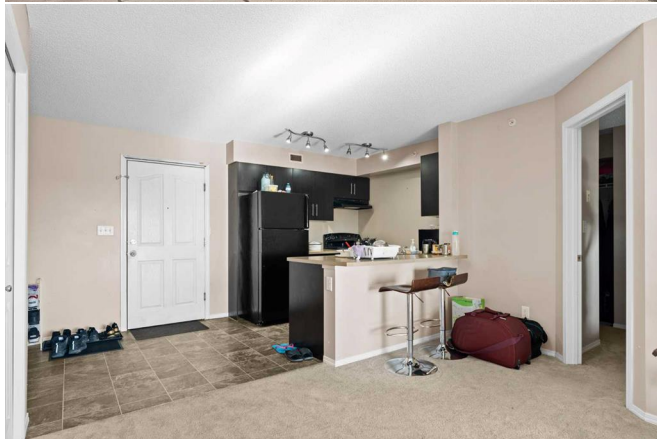
Condo Fee:
\$411

Title:
Fee Simple

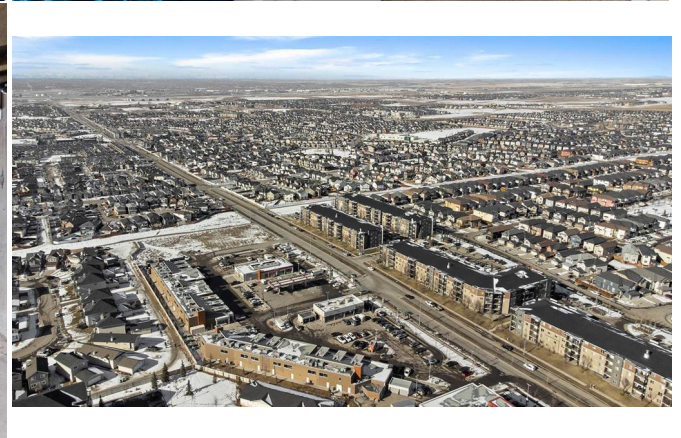
Zoning:
M-2

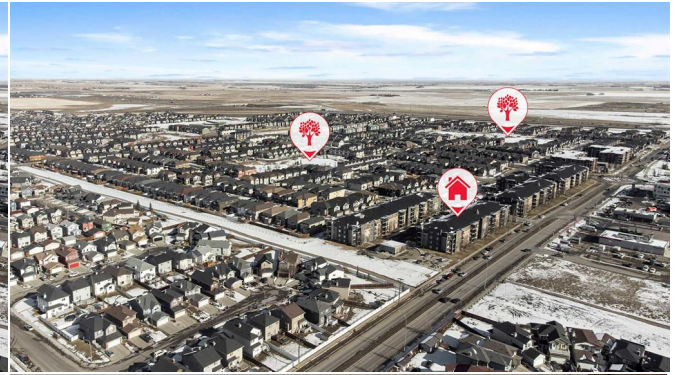
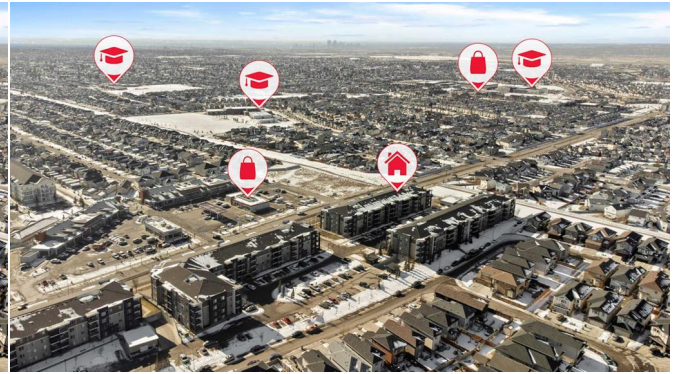
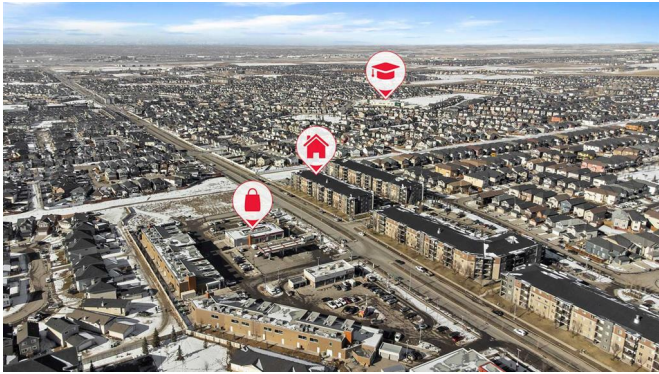
Legal Desc:	1310105	Fee Freq: Monthly	Remarks
Pub Rmks:	Welcome to this Beautiful Top floor unit with Downtown and Mountain Views 1 Heated underground parking 2 Bedrooms 2 Bathrooms Huge Balcony. This open floor plan features 2 Bedrooms, and Two 4-piece baths with in-unit laundry and has lots of room for a comfortable living/dining room and can accommodate larger furniture if needed. Spacious kitchen with lots of storage. The bright living room opens to a balcony that is perfect for entertainment during those hot summer days. Close to amenities such as saddle town C-Tain, Genesis Centre & include tons of shopping, schools, playgrounds, popular restaurants and with super easy access to major routes like Stoney Trail. Great opportunity for first time home buyers or investors. Call today for a viewing!!!! visit the 3D tour...		
Inclusions:	N/A		
Property Listed By:	AMG Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









7130 80 Ave NW, Calgary AB
Main Floor

