

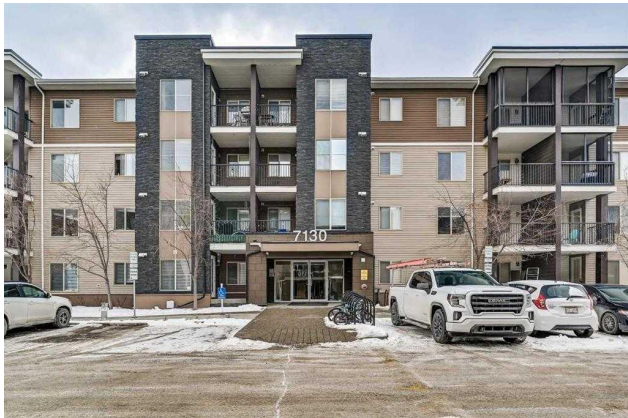


THE
A-TEAM

**RE/MAX
FIRST**

7130 80TH Avenue #117, Calgary T3J 0N6

MLS®#: **A2147097** Area: **Saddle Ridge** Listing Date: **07/05/24** List Price: **\$325,000**
 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:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **669**
 Low Sqft:
 Ttl Sqft: **669**

DOM

73
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Playground, Private Entrance**

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Electric Stove, Refrigerator, Washer**
 Int Feat: **Granite Counters, Kitchen Island, No Animal Home, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	29`11" x 34`5"	Bedroom	Main	29`11" x 29`6"
Living Room	Main	49`6" x 53`10"	Kitchen	Main	36`5" x 25`11"
4pc Bathroom	Main	16`9" x 26`3"			

Legal/Tax/Financial

Condo Fee: **\$353** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq: **Monthly**

Legal Desc: **1310105**

Remarks

Pub Rmks: **WELCOME TO YOUR NEW HOME!!!! This stunning 2-bedroom 1 bath condo boasts a blend of modern elegance and comfort. Step into an open concept living space adorned with LVP flooring throughout the house. Kitchen featuring granite countertops and premium stainless steel appliances. Spacious 2 bedrooms each offering ample closet space. Enjoy the convenience of low condo fees. Located in prime neighborhood, you will be close to shopping , dining and recreational amenities. With easy access to public transportation, commuting is a breeze. Don't miss out on this incredible opportunity to own a piece of modern paradise. Schedule your showing today and experience the perfect blend of style, comfort and affordability!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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