



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7130 80 Avenue #404, Calgary T3J 0N5**

MLS® #: **A2160275**

Area: **Saddle Ridge**

Listing Date: **08/24/24**

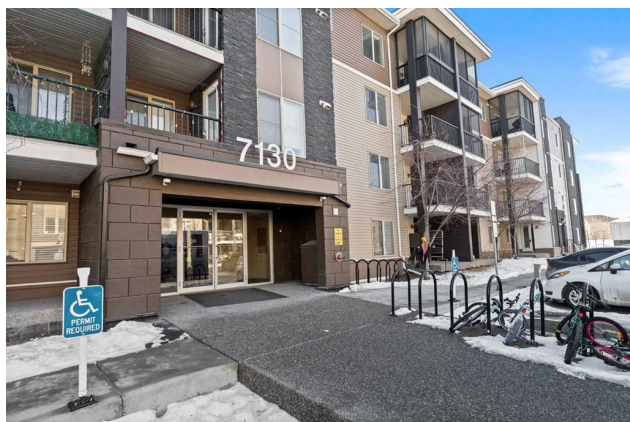
List Price: **\$324,900**

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

**26**  
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

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

Legal/Tax/Financial

Condo Fee:  
**\$411**

Title:  
**Fee Simple**

Zoning:  
**M-2**

Fee Freq:  
**Monthly**

Legal Desc: **1310105**

Remarks

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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**

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