



THE
A-TEAM

**RE/MAX
FIRST**

7210 80 Avenue #420, Calgary T3J 0N7

MLS®#: **A2171364**

Area: **Saddle Ridge**

Listing Date: **10/07/24**

List Price: **\$229,900**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Underground**

DOM

44

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`11" x 5`0"	Bedroom	Main	9`0" x 13`9"
Dinette	Main	10`8" x 5`8"	Kitchen	Main	7`9" x 7`11"
Living Room	Main	18`3" x 19`1"			

Legal/Tax/Financial

Condo Fee:
\$309

Title: **Fee Simple**
Fee Freq:

Zoning: **M-2**

Monthly

Legal Desc: 1212888

Remarks

Pub Rmks: *****Perfect property for First Time Home Buyers, Young Professionals, Couples or even Real Estate Investors. Available for immediate possession!! ***Welcome to dream home. We are thrilled to present this stunning, 1-bedroom and 1 full bath condo, situated in a building close to a bustling commercial plaza, delightful restaurants, Tim Hortons and easy access to public transit. Step into a magnificent Top-floor unit nestled in the heart of Saddle ridge! Upon arrival, you will be greeted by the bright and spacious atmosphere created by the abundance of natural light streaming through the expansive windows. The bedroom includes a walk-in closet, 4pc ensuite adding a touch of luxury to your daily routine. Included with the unit 1 Underground heated Titled Parking spot ensuring convenience and comfort, especially during the colder months. Beyond these comforts, the unit includes a large, covered balcony — the perfect setting for a joyful morning coffee or sunny BBQ gatherings with friends and family. Don't miss out on the opportunity to make this your new home. Contact us today for a viewing!**

Inclusions: N/A
Property Listed By: Greater Calgary Real Estate

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







