



THE
A-TEAM

**RE/MAX
FIRST**

7130 80 AVE #107, Calgary T3J 0N5

MLS® #: **A2172059** Area: **Saddle Ridge** Listing Date: **11/01/24** List Price: **\$304,900**
 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: **687**
 Low Sqft:
 Ttl Sqft: **687**

DOM

20
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 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,Lighting**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Range,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	86`10" x 5`0"	Bedroom	Main	8`6" x 11`0"
Dining Room	Main	11`4" x 5`6"	Foyer	Main	8`1" x 6`9"
Kitchen	Main	9`0" x 11`10"	Living Room	Main	11`2" x 14`2"
Bedroom - Primary	Main	9`0" x 13`7"			

Legal/Tax/Financial

Condo Fee: **\$367** Title: **Fee Simple** Zoning: **M-2**

Legal Desc:

6032FV

Fee Freq:
Monthly

Remarks

Pub Rmks:

Presenting a stunning condo located in the heart of Saddle Ridge! With easy access to Stoney Trail and the NE train line, this modern 2-bedroom main-floor unit is ideal for any stage of life. The layout features a central dining and living area, with two spacious bedrooms on opposite sides for added privacy, along with a shared bathroom that has direct access from the master bedroom. The kitchen is highly functional, equipped with an island, stainless steel appliances, granite countertops, ample cabinetry, and a pantry/closet. Step out from the living room onto the covered stone patio, allowing for direct access without going through the lobby! This unit also includes convenient in-suite laundry and a heated underground parking space. Enjoy low condo fees and a maintenance-free lifestyle, all just minutes from schools, parks, shopping, and quick access to the airport!

Inclusions:

N/A

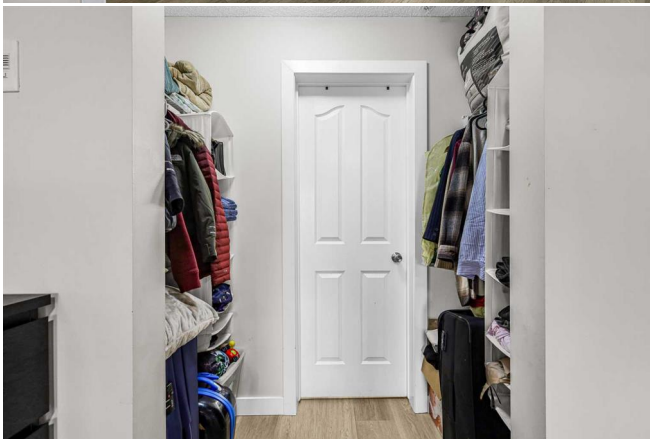
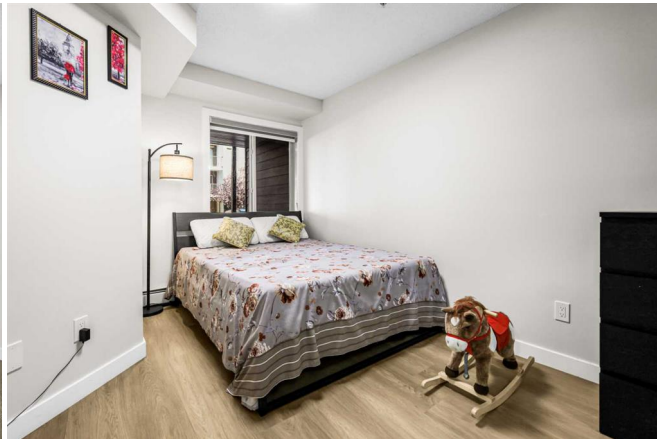
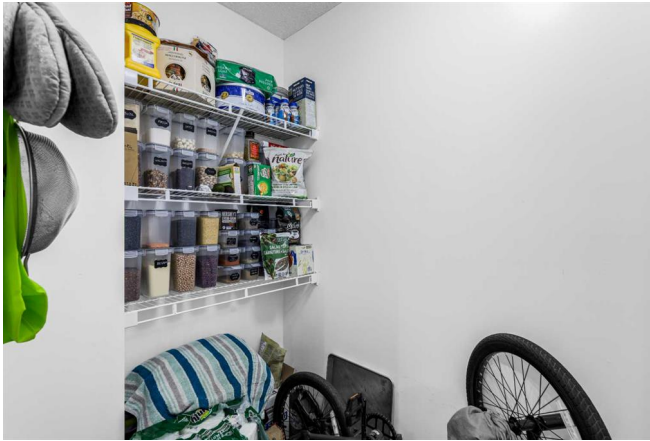
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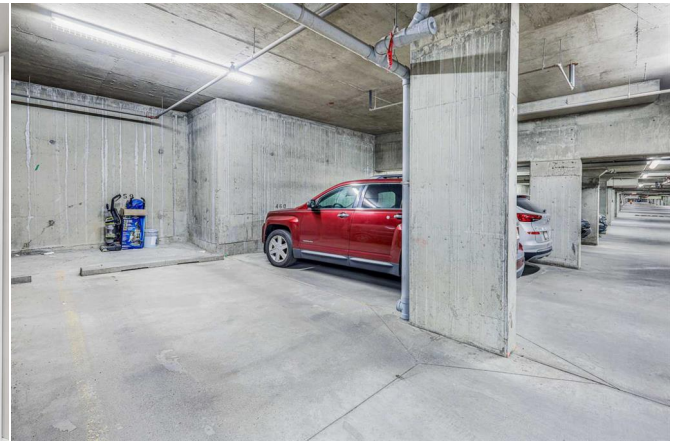
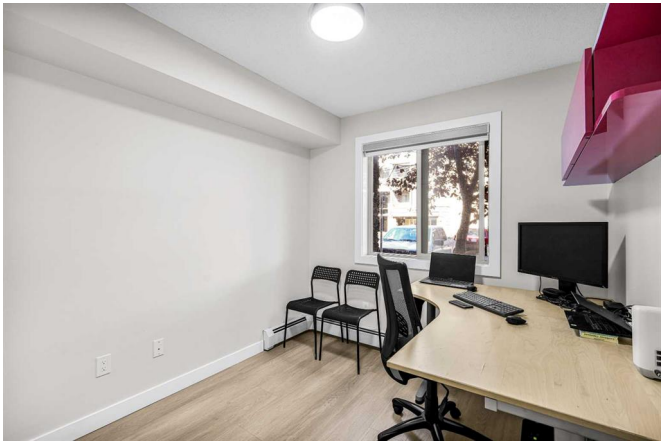
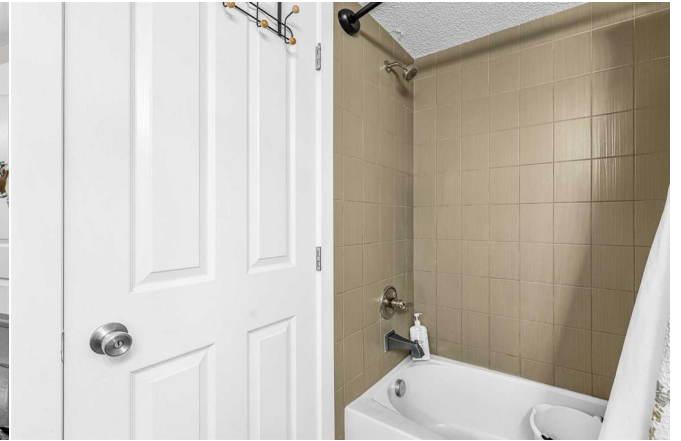
Greater Property Group

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











107-7130 80 Ave NE, Calgary, AB

Main Floor Interior Area 837.50 sq ft



0 2 4 ft

PREPARED: 2024-10-08



While regions are excluded from total floor area in GAUGE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.