



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**

Finished Floor Area

Abv Sqft: **687**  
Low Sqft:  
Ttl Sqft: **687**

DOM

**50**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

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

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!**

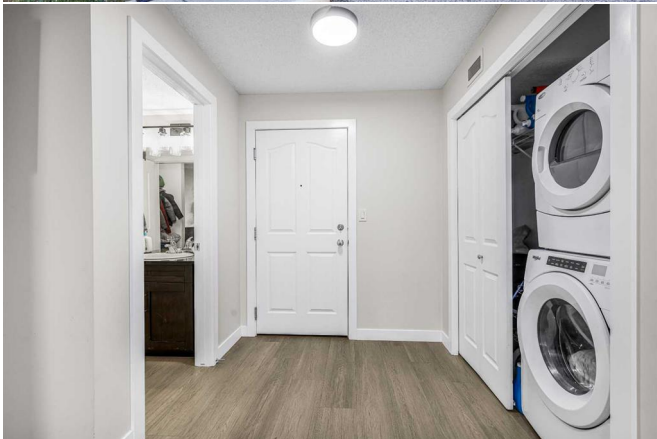
Inclusions:

N/A

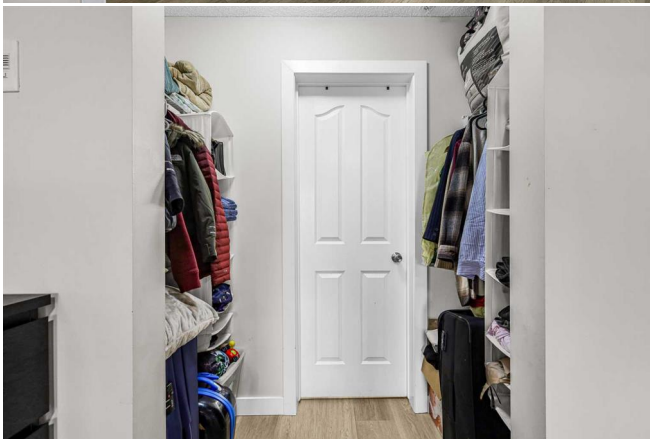
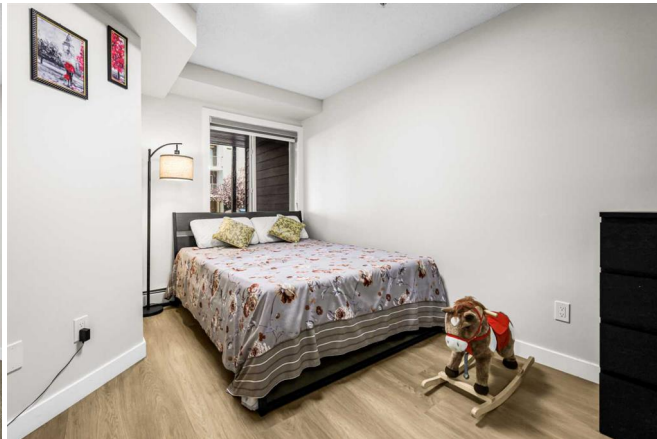
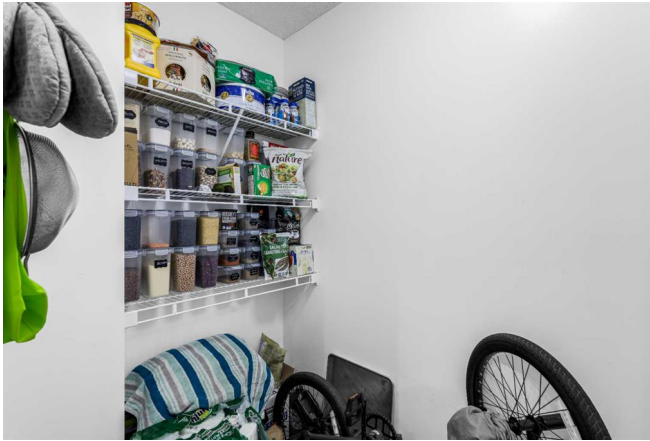
Property Listed By:

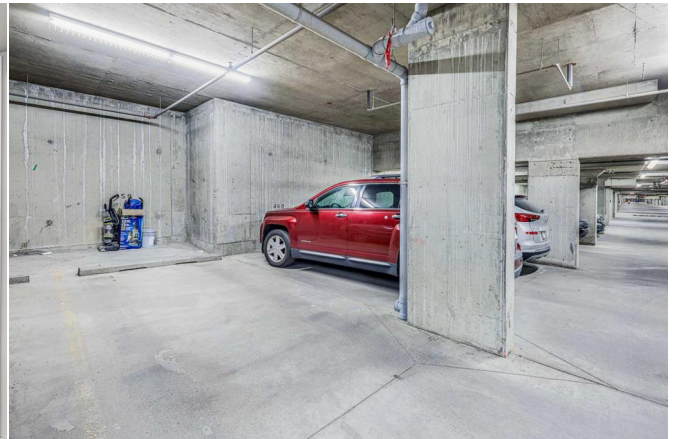
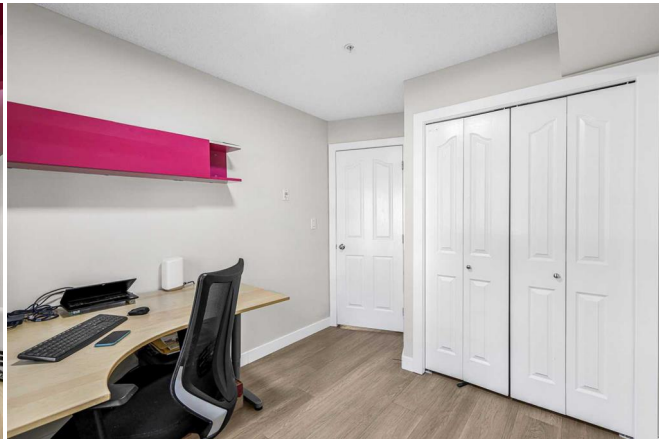
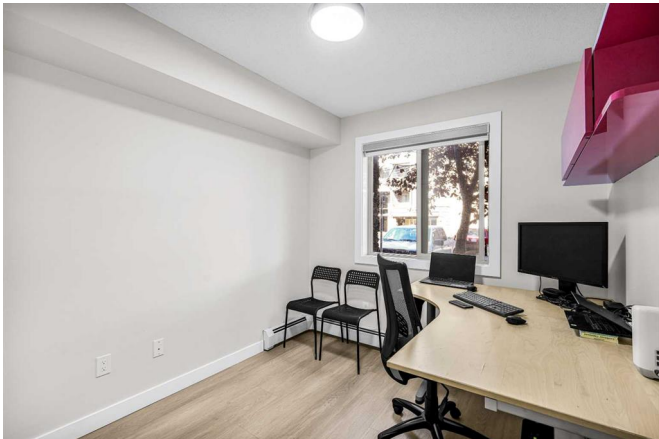
Greater Property Group

**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.