



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7180 80 Avenue #321, Calgary T3J 0N6**

MLS®#: **A2172540**

Area: **Saddle Ridge**

Listing Date: **10/15/24**

List Price: **\$314,990**

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: **755**  
Low Sqft:  
Ttl Sqft: **755**

DOM

**67**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Covered,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`7" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 9`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`6" x 16`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`7" x 8`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`10" x 13`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 9`9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$411**

Title:  
**Fee Simple**

Zoning:  
**M-2**

Fee Freq:  
**Monthly**

Legal Desc: **1213466**

Remarks

Pub Rmks: **NEWLY RENOVATED | 2 BEDS | 2 BATHS | SOUTH FACING | PRIVATE BALCONY | NEARBY ELEMENTARY, JUNIOR HIGH & HIGH SCHOOL | ESTABLISHED RETAIL AMENITIES | PARK, PLAYGROUND AND MUCH MORE. Welcome to your new home at 321-7180 80 Ave NE, Calgary—a charming and contemporary condo delicately poised for comfort and convenience. This fresh listing, perfect for those seeking a mix of urban life balanced with tranquility, features two bedrooms and two bathrooms, ensuring ample space and privacy for all residents. Situated in a vibrant neighborhood, this condo is strategically located to enhance your lifestyle. Only a brief walk away, you'll find the Mega Sanjha Punjab Grocery—perfect for all your daily needs. For those who commute, the Saddletowne Terminal Stop A is just over a kilometer away, adding ease to your daily travel. Nature enthusiasts will appreciate the proximity to Taradale Park, where lush green spaces await for leisurely strolls or active play just under 500 meters from your doorstep. The park serves as a natural retreat from the hustle and bustle of city life. Among other advantages, the property comes with dedicated parking, adding an extra layer of convenience. Whether you're a professional looking for an easy commute or a small family wanting proximity to parks and groceries, this condo matches all your needs at an attractive price point. Immerse yourself in the comfortable living spaces and take advantage of the vibrant, dynamic environment that surrounds your new home. Discover a balanced lifestyle in Calgary, where every day amenities and natural beauty are always within reach.**

Inclusions:  
Property Listed By: **Window Coverings  
RE/MAX iRealty Innovations**

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





321-7180 80 Ave NE, Calgary, AB

Main Floor Interior Area 756.76 sq ft



0 3 6 ft  
PREPARED: 2024/01/11  
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.





