



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7210 80 Avenue #424, Calgary T3J 0N7**

MLS®#: **A2176964**

Area: **Saddle Ridge**

Listing Date: **11/07/24**

List Price: **\$330,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Jan**

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**

Finished Floor Area

Abv Sqft: **963**  
Low Sqft:  
Ttl Sqft: **963**

DOM

**76**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Veneer,Wood Frame**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar,Elevator**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>4`4" x 5`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`0" x 12`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 0`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`8" x 14`5"</b>
<b>Den</b>	<b>Main</b>	<b>7`3" x 7`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 10`2"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`0" x 8`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`7"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 7`3"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`3" x 9`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$514**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1212888**

Remarks

Pub Rmks: **Don't miss out on this fantastic, spacious corner unit on the top floor—one of the largest in the building! This 2-bedroom, 2-bathroom gem features an open, airy living room, a separate dining area, and a cozy den, all topped off with beautiful laminate flooring throughout and sleek tile in the entry, kitchen, and bathrooms. Enjoy modern touches like stainless steel appliances and granite countertops in both the kitchen and bathrooms. Plus, you'll have a heated underground parking stall for those chilly days! This prime location on the quiet N side of the building puts you just steps away from everything: shopping, transit, LRT, the Genesis Centre, banks, groceries, and restaurants. It's a must-see—come check it out before it's gone!**

Inclusions: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
Property Listed By: **eXp Realty**

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







