



THE
A-TEAM

**RE/MAX
FIRST**

7110 80 AVENUE NE #102, Calgary T3J0N4

MLS®#: **A2177848**

Area: **Saddle Ridge**

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

List Price: **\$329,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **983**
Low Sqft:
Ttl Sqft: **983**

DOM

15
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Greenbelt,Landscaped,Level**
Park Feat: **Garage Door Opener,Heated Garage,Stall,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`11" x 10`4"	Bedroom	Main	11`4" x 9`11"
3pc Bathroom	Main	4`11" x 8`9"	4pc Bathroom	Main	4`11" x 7`5"
Kitchen	Main	12`9" x 8`9"	Living Room	Main	11`0" x 11`9"
Dining Room	Main	13`3" x 11`0"	Laundry	Main	4`0" x 8`10"
Covered Porch	Main	10`4" x 10`8"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$514

Fee Simple
Fee Freq:
Monthly

M2

Legal Desc: 1310448

Remarks

Pub Rmks: **NO CONDO FEE FOR FIRST 6 MONTHS!!!!** Welcome to the largest corner unit in the building offering bright, open living space and premium features. This spacious apartment includes 2 bedrooms, 2 full bathrooms, and a den ideal for a home office, plus two parking spaces—one titled underground and one assigned outdoor stall. Inside, enjoy modern laminate flooring, fresh paint, and in-suite laundry. The kitchen boasts stainless steel appliances, granite countertops, and plenty of space. The primary bedroom features an en-suite bathroom and walk-in closet, providing a private retreat. A west-facing patio makes a perfect spot for summer BBQs and relaxing in the sun. Located in a prime NE location, this unit offers unparalleled convenience. Tim Hortons, gas station, grocery store, multiple restaurants and bus stops are right across the street. Shoppers Drug Mart, Chalo Freshco, Genesis Centre, as well as Saddletowne C-Train Station are all just a 5-7 minute walk away. Backing onto a large green space with a walking trail, this unit truly has everything a homeowner could want. Don't wait, book your showing today and make this beautiful property yours!

Inclusions: none
Property Listed By: Greater Property Group

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







