

7130 80 Avenue #311, Calgary T3J 0N5

MLS®#: **A2179088** Area: **Saddle Ridge** Listing Date: **02/01/25** List Price: **\$245,999**
 Status: **Active** County: **Calgary** Change: **-\$4k, 01-Apr** 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: **512**
 Low Sqft:
 Ttl Sqft: **512**

DOM
66
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding**
 Heating: **Baseboard** Flooring: **Carpet, Ceramic Tile**
 Sewer:
 Ext Feat: **None** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`2"	Bedroom	Main	8`11" x 11`6"
Dining Room	Main	7`11" x 6`3"	Kitchen	Main	7`11" x 7`5"
Living Room	Main	10`2" x 18`0"			

Legal/Tax/Financial

Condo Fee: **\$279** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: 1310105

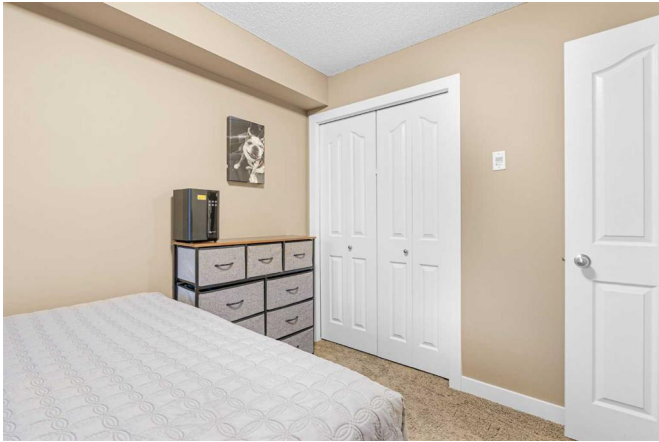
Remarks

Pub Rmks: **Welcome home! Are you a first time home buyer or an investor? This is the perfect place for you! This single owner, 1 bedroom 1 bathroom home is immaculate, it has been very well taken care of and pride of ownership shows in every corner. When you enter the unit you are greeted by a spacious entryway with large closet. Your kitchen is conveniently located next to the door for bringing in your groceries. The kitchen features granite countertops, plenty of cabinet space, an eating bar, and stainless steel appliances. A 4 piece bathroom finishes off this area of the home with granite counters and a shower tub combo. You will then find yourself in the large living space with the perfect layout for any furniture configuration and enough wall space for a large TV. Off of the living room is your bedroom with large closet, as well as a patio for enjoying some time out doors. To complete this perfect condo you will enjoy an underground titled parking stall. The owner has also covered the condo fee until July 2025! This condo cannot wait to be your new home or investment property! Call your favorite realtor to book a showing today!**

Inclusions: **NA**
Property Listed By: **Royal LePage Benchmark**

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

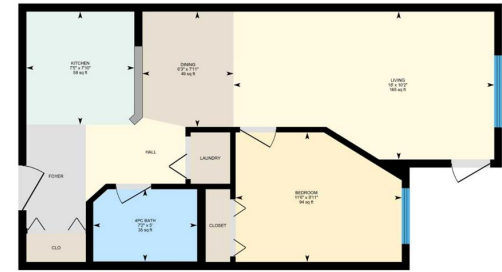






311-7130 80 Ave NE, Calgary, AB

Main Level Exterior Area 567.17 sq ft
Interior Area 512.34 sq ft



PREPARED: 2024/10/02

While figures 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.

