



THE
A-TEAM

**RE/MAX
FIRST**

7210 80 Avenue #318, Calgary T3J 0N7

MLS®#: **A2179664** Area: **Saddle Ridge** Listing Date: **11/17/24** List Price: **\$234,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 03-Dec** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **576**
 Low Sqft:
 Ttl Sqft: **576**

DOM

34
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Stove,Microwave Hood Fan,Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`10"	Bedroom - Primary	Main	12`1" x 8`11"
Laundry	Main	3`1" x 3`3"	Entrance	Main	5`3" x 5`7"
Dining Room	Main	10`1" x 6`8"	Living Room	Main	10`8" x 11`11"
Kitchen	Main	10`0" x 10`10"	Balcony	Main	6`3" x 9`10"

Legal/Tax/Financial

Condo Fee: **\$309** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **1212888**

Remarks

Pub Rmks: ****Perfect property for First Time Home Buyers, Young Professionals, Couples or even Real Estate Investors. Vacant and Available for possession immediately!**
This 1 bedroom, 1 bathroom apartment is well kept and maintained. 3rd floor condo situated in a building close to a bustling commercial plaza, delightful restaurants, Tim Hortons and easy access to public transit. Step into Freshly painted, and well-kept clean home— in the heart of Saddle ridge! Upon entry, you step into the foyer with mud closet on one side and the 4 pc bath on other. Across the entrance is a spacious living room and dining area. Huge balcony off the living space. Tons of light and lots of space for a couple/ young family/ investor. The primary bedroom includes a walk-in closet. Included with the unit is 1 titled underground heated parking, ensuring convenience and comfort, especially during the colder months. Beyond these comforts, the unit includes in-suite washer/dryer stacked combo for convenient laundry and a large, covered balcony — the perfect setting for a joyful morning coffee or sunny BBQ gatherings with friends and family. Don't miss out on the opportunity to make this your new home. Contact today for a viewing!**

Inclusions:
Property Listed By: **N/A
Beeline Realty**

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





