



THE
A-TEAM

**RE/MAX
FIRST**

7130 80 Avenue #303, Calgary T3J0N6

MLS®#: **A2179870**

Area: **Saddle Ridge**

Listing Date: **11/18/24**

List Price: **\$305,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **770**
Low Sqft:
Ttl Sqft: **770**

DOM

33
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Other**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	7`2" x 4`11"	Bedroom	Main	9`9" x 11`2"
Foyer	Main	6`5" x 7`9"	Living Room	Main	14`7" x 8`11"
4pc Ensuite bath	Main	7`2" x 4`11"	Dining Room	Main	14`6" x 9`6"
Kitchen	Main	8`1" x 7`5"	Bedroom - Primary	Main	11`5" x 14`7"

Legal/Tax/Financial

Condo Fee:
\$426

Title:
Fee Simple

Zoning:
M-2

Legal Desc:

1310105

Fee Freq:
Monthly

Remarks

Pub Rmks:

(FIRST TIME HOME BUYERS/INVESTORS) Discover this beautifully maintained 2-bedroom, 2-bathroom condo, perfect for families or professionals seeking a blend of comfort and convenience. The den, perfect for an office or playroom. The modern kitchen boasts granite countertops and stainless steel appliances while both bathrooms are also elegantly finished with granite counters. The unit comes with secure underground heated parking, the location is unbeatable! Located close to a variety of amenities including the Saddletowne C-Train station, Genesis Centre, other shopping destinations, schools, playgrounds, and popular restaurants. Easy access to major routes such as Stoney Trail makes commuting easy. Don't miss the chance to make this exceptional property your new home. Schedule your viewing today!

Inclusions:

NA

Property Listed By:

eXp Realty

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





