



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7210 80 Avenue #318, Calgary T3J 0N7**

MLS®#: **A2186856**      Area: **Saddle Ridge**      Listing Date: **01/10/25**      List Price: **\$229,990**  
 Status: **Active**      County: **Calgary**      Change: **+\$5k, 10-Jan**      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

**12**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Playground,Private Entrance**

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

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

Room Information

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

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**









