



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7180 80 Avenue #221, Calgary T3J 0N6**

MLS®#: **A2187574**

Area: **Saddle Ridge**

Listing Date: **01/15/25**

List Price: **\$314,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2012**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **756**  
Low Sqft:  
Ttl Sqft: **756**

DOM

**7**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Titled, Underground**

Utilities and Features

Roof:  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete, Mixed**  
Flooring: **Carpet, Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar, Closet Organizers, No Animal Home, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`9" x 13`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 14`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 9`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 8`11"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`10" x 7`3"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`7" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`7" x 10`1"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$411**

Title:  
**Fee Simple**

Zoning:  
**M-2**

Legal Desc: 1213466

Fee Freq:  
Monthly

Remarks

Pub Rmks: **This spacious 2-bedroom + den, 2-bath unit is move-in ready with brand new appliances, including a fridge, dishwasher, and electric range. Freshly painted throughout with modern light fixtures, it offers a clean, updated living space. Located directly across from shopping and essential amenities, this unit is perfect for convenience and affordability. With great rent potential—previous tenants paid \$2100/month. Couple of pictures are virtually staged and are labelled so. Do not miss this opportunity!**

Inclusions: none  
Property Listed By: eXp Realty

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





