



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7110 80 Avenue #109, Calgary T3J 0N4**

MLS®#: **A2190139**

Area: **Saddle Ridge**

Listing Date: **01/24/25**

List Price: **\$279,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **693**  
Low Sqft:  
Ttl Sqft: **693**

DOM

**78**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Oven,Refrigerator,Washer/Dryer**  
Int Feat: **Pantry,Quartz Counters,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`1" x 13`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`7" x 9`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`2" x 11`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`9" x 8`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`11" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`3" x 9`5"</b>
<b>Pantry</b>	<b>Main</b>	<b>8`6" x 4`0"</b>	<b>Entrance</b>	<b>Main</b>	<b>6`7" x 6`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`0" x 3`3"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`6" x 3`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>7`9" x 9`4"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$367**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1310448**

Remarks

Pub Rmks: **Location, Location, Location!!! Step into this splendid main floor condo designed for your comfort and enjoyment. Standout features include 2 bedrooms with balcony, living room, Kitchen with quartz counter top and maple cabinet, one 4pc bathroom and one titled underground heated parking space. This apartment boasts a modern aesthetic and offers a cozy setting for entertainment and relaxation, Stunning granite countertops, finely carved maple cabinetry make the kitchen a gastronomic treat. A 4pc bathroom, the master guarantees your comfort and solitude. It is convenient that this property is close to the mall, the C-Train, bus stops, neighborhood schools and Playground etc. This apartment has it all, whether you're looking for contemporary elegance, usefulness, or an amazing location. Don't pass up the opportunity to make it your new residence!**

Inclusions:  
Property Listed By: **N/A**  
**Royal LePage METRO**

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







