

# \$235,000 - 311, 7130 80 Avenue Ne, Calgary

MLS® #A2216850

## \$235,000

1 Bedroom, 1.00 Bathroom, 512 sqft

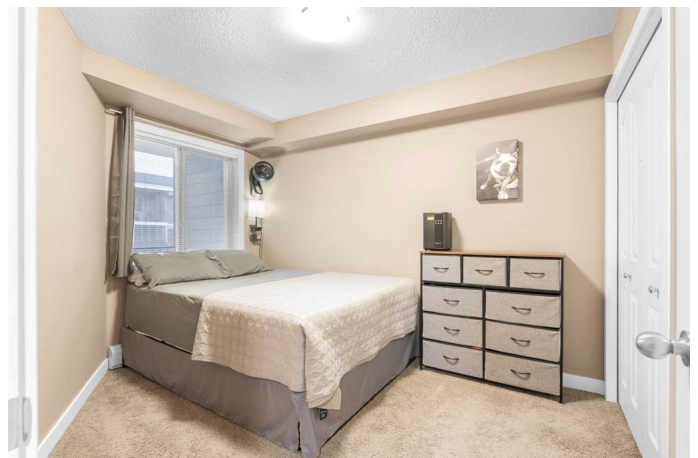
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Your Perfect Condo Awaits! Whether you're stepping into the market for the first time or expanding your investment portfolio, this exceptional 1-bedroom, 1-bathroom home is a must-see. Lovingly maintained by its original owner, this condo shines with pride of ownership throughout. You™ll be welcomed by a generous entryway with a spacious closet—great for coats, shoes, or extra storage. The kitchen is smartly positioned near the entrance, making unloading groceries easy. It features granite countertops, stainless steel appliances, an eating bar, and ample cabinetry—perfect for cooking and entertaining. The 4-piece bathroom is stylish and functional, with a granite vanity and a shower/tub combo. The open living area offers flexibility for your ideal layout and has plenty of wall space for a large screen or artwork. Just off the living room, the bedroom is both cozy and functional, complete with a large closet and access to your private outdoor patio—perfect for morning coffee or evening unwinding. To top it all off, this condo includes a titled underground parking stall, and condo fees are fully paid until July 2025—a rare bonus you™ll definitely appreciate. This is more than just a condo—it's a smart move. Contact your favorite realtor today and book a private showing!

Built in 2013

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2216850          |
| Price          | \$235,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 512               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 311, 7130 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 0N5                |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                  |
| Parking        | Titled, Underground                                                                |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home               |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                         |
| Cooling           | None                                                                              |
| # of Stories      | 4                                                                                 |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 7             |
| Zoning         | M-2           |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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