

# \$294,900 - 404, 7130 80 Avenue Ne, Calgary

MLS® #A2227166

**\$294,900**

2 Bedroom, 2.00 Bathroom, 750 sqft

Residential on 0.00 Acres

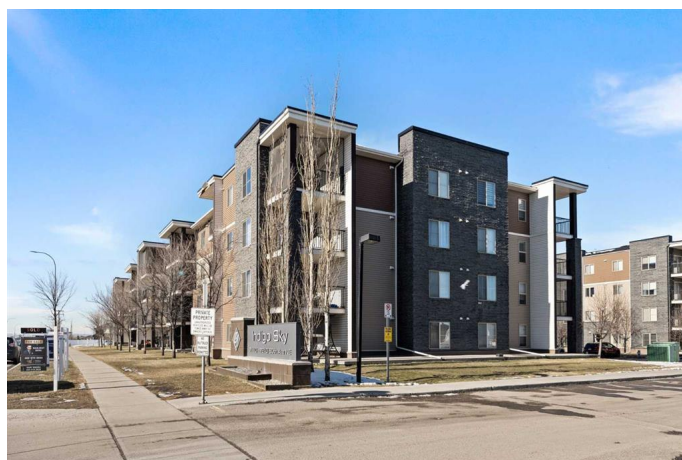
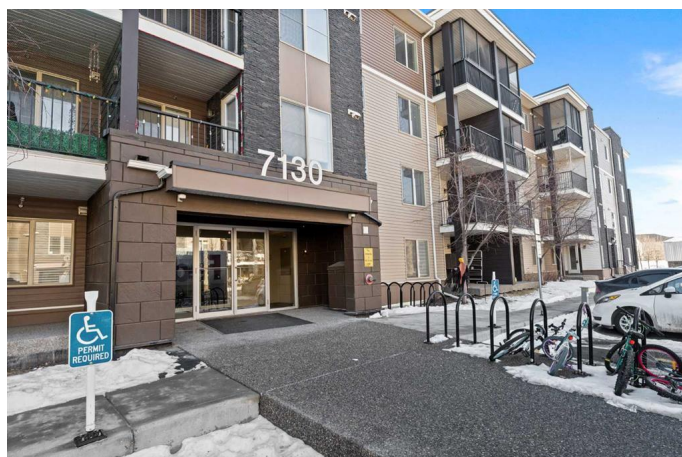
Saddle Ridge, Calgary, Alberta

Welcome to this Beautiful Top floor unit with Downtown and Mountain Views | 1 Heated underground parking | 2 Bedrooms | 2 Bathrooms | Huge Balcony. This open floor plan features 2 Bedrooms, and Two 4-piece baths with in-unit laundry and has lots of room for a comfortable living/dining room and can accommodate larger furniture if needed. Spacious kitchen with lots of storage. The bright living room opens to a balcony that is perfect for entertainment during those hot summer days. Close to amenities such as saddle town C-Tain, Genesis Centre & include tons of shopping, schools, playgrounds, popular restaurants and with super easy access to major routes like Stoney Trail. Great opportunity for first time home buyers or investors. Call today for a viewing!!!! visit the 3D tour...

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227166  |
| Price          | \$294,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 750       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2013              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 404, 7130 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 0N5                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Park, Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar   |
| Appliances        | Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 4   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 44             |
| Zoning         | M-2            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | AMG Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.