

# \$327,000 - 210, 7130 80 Avenue Ne, Calgary

MLS® #A2188992

**\$327,000**

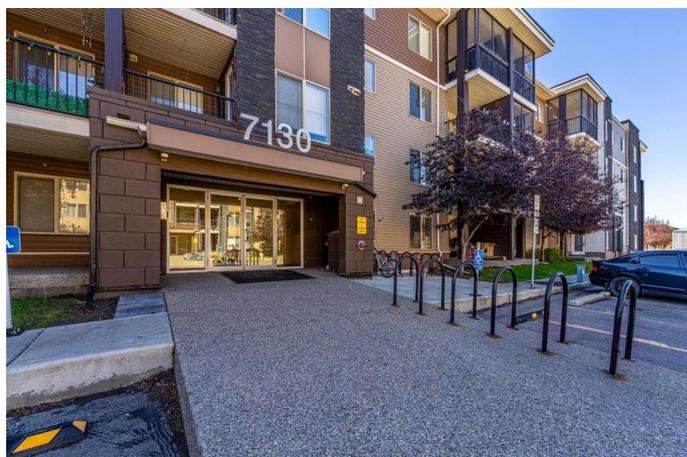
2 Bedroom, 2.00 Bathroom, 915 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Discover this well-located 2-bedroom, 2-bathroom condo with a versatile den in the heart of Saddle Ridge. This home offers a practical layout perfect for various lifestyles, whether you're a first-time buyer, downsizer, or looking for an investment property. The open-concept living area creates a welcoming atmosphere, with a functional kitchen that flows into the dining and living spaces. The primary bedroom features a convenient walk-through closet leading to an ensuite bathroom, while the second bedroom and bathroom are ideally situated for privacy. A standout feature is the den, which can serve as a home office, study, or hobby room. Step outside to your private balcony—a perfect spot for your morning coffee or evening relaxation. Located in vibrant Saddle Ridge, you'll appreciate the easy access to amenities. The C-Train station, shopping plazas, parks, and the Genesis Centre are all nearby, making daily errands and commutes a breeze. Enjoy the added convenience of secure underground parking, protecting your vehicle from the elements year-round. This condo offers a solid foundation with room to add your personal touch. Ready to explore the possibilities? Make sure to arrange a viewing and see the potential for yourself.

Built in 2013

## Essential Information



MLS® #	A2188992
Price	\$327,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	915
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	210, 7130 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N5

### **Amenities**

Amenities	Elevator(s), Visitor Parking, Snow Removal
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Closet Organizers, Granite Counters, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Electric Range, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Lighting
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed February 20th, 2025

Days on Market 20

Zoning M-2

### **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.