

# \$230,000 - 311, 7130 80 Avenue Ne, Calgary

MLS® #A2216850

## \$230,000

1 Bedroom, 1.00 Bathroom, 512 sqft

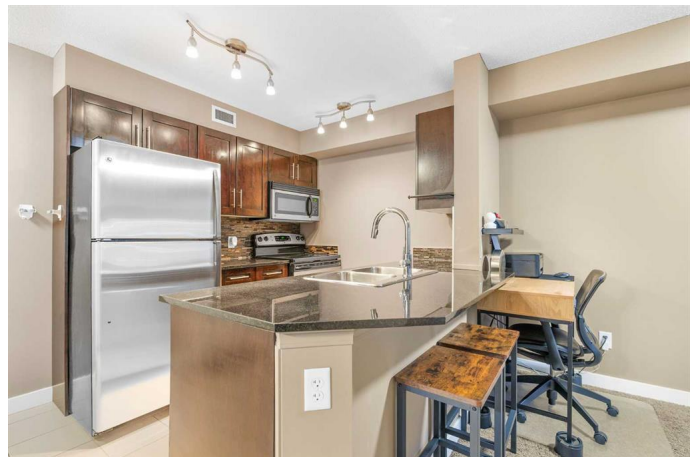
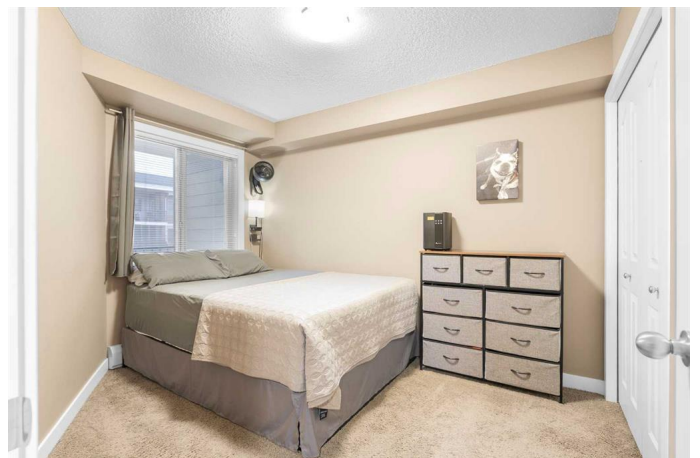
Residential on 0.00 Acres

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. Youâ€™™ll be welcomed by a generous entryway with a spacious closetâ€”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 cabinetryâ€”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 patioâ€”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 2025â€”a rare bonus youâ€™™ll definitely appreciate. This is more than just a condoâ€”it's a smart move. Contact your favorite realtor today and book a private showing!

Built in 2013

## Essential Information



MLS® #	A2216850
Price	\$230,000
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, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Oven
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	33
Zoning	M-2

## Listing Details

Listing Office	Royal LePage Benchmark
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