

# \$264,900 - 303, 7130 80 Avenue Ne, Calgary

MLS® #A2262223

## \$264,900

2 Bedroom, 2.00 Bathroom, 770 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

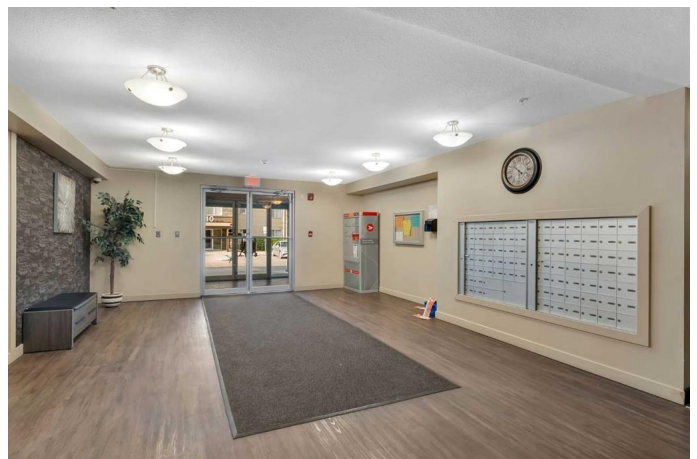
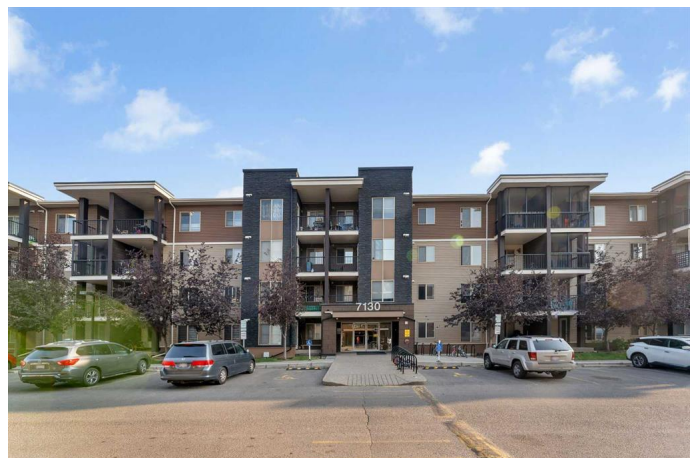
### (FIRST TIME HOME BUYERS/INVESTORS)

Discover this beautifully maintained 2-bedroom, 2-bathroom condo, new carpet recently installed, perfect for families or professionals seeking a blend of comfort and convenience. The den, perfect for an office or playroom. The modern kitchen boasts granite countertops and stainless steel appliances while both bathrooms are also elegantly finished with granite counters. The unit comes with secure underground heated parking, the location is unbeatable! Located close to a variety of amenities including the Saddletowne C-Train station, Genesis Centre, other shopping destinations, schools, playgrounds, and popular restaurants. Easy access to major routes such as Stoney Trail makes commuting easy. Don't miss the chance to make this exceptional property your new home. Schedule your viewing today!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2262223  |
| Price          | \$264,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 770       |
| Acres          | 0.00      |
| Year Built     | 2013      |



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

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 303, 7130 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J0N6                 |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Other       |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer    |
| Heating           | Baseboard                                                                     |
| Cooling           | None                                                                          |
| # of Stories      | 4                                                                             |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony             |
| Construction      | Vinyl Siding, Other |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 46                |
| Zoning         | M-2               |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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