

# \$259,000 - 107, 7130 80 Avenue Ne, Calgary

MLS® #A2235111

## \$259,000

2 Bedroom, 1.00 Bathroom, 688 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Presenting a stunning condo located in the heart of Saddle Ridge! With easy access to Stoney Trail and the NE train line, this modern 2-bedroom main-floor unit is ideal for any stage of life. The layout features a central dining and living area, with two spacious bedrooms on opposite sides for added privacy, along with a shared bathroom that has direct access from the master bedroom. The kitchen is highly functional, equipped with an island, stainless steel appliances, granite countertops, ample cabinetry, and a pantry/closet. Step out from the living room onto the covered stone patio, allowing for direct access without going through the lobby! This unit also includes convenient in-suite laundry and a heated underground parking space. Enjoy low condo fees and a maintenance-free lifestyle, all just minutes from schools, parks, shopping, and quick access to the airport!

Built in 2013

## Essential Information

MLS® #	A2235111
Price	\$259,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	688
Acres	0.00
Year Built	2013



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

### Community Information

Address	107, 7130 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N5

### Amenities

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

### Interior

Interior Features	No Animal Home, No Smoking Home, Breakfast Bar
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony, Lighting
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	June 26th, 2025
Days on Market	22
Zoning	M-2

### Listing Details

Listing Office	Real Broker
----------------	-------------

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.