

# \$324,900 - 218, 7130 80 Avenue Ne, Calgary

MLS® #A2250022

## \$324,900

2 Bedroom, 2.00 Bathroom, 970 sqft

Residential on 0.00 Acres

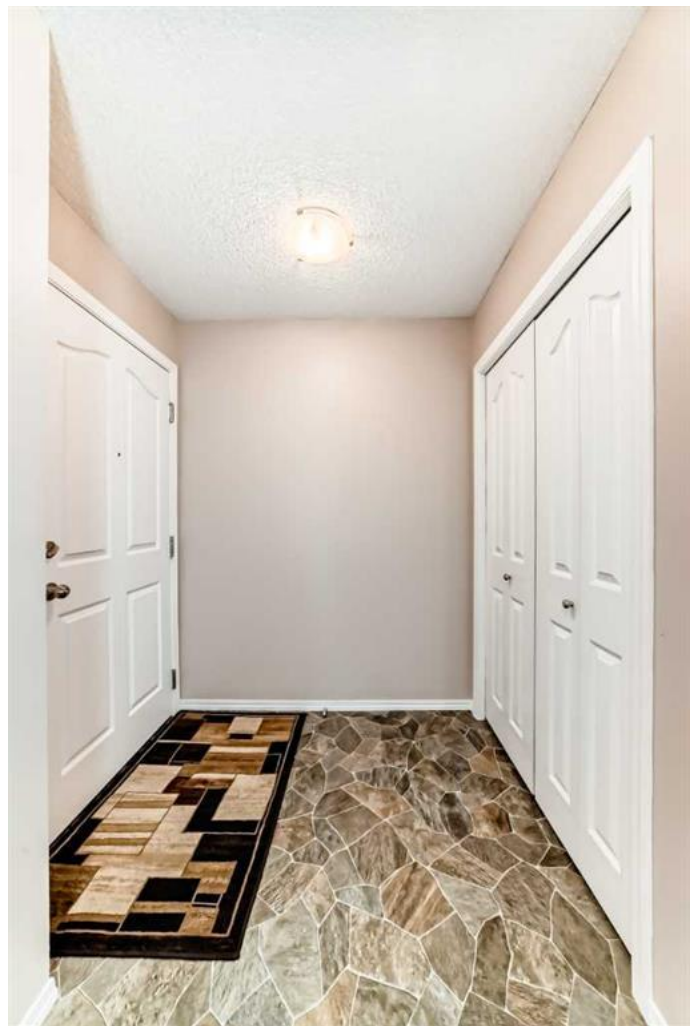
Saddle Ridge, Calgary, Alberta

Bright, stylish, and full of natural light, this 970 sq ft corner condo offers great value with 2 bedrooms, 2 full bathrooms, a den, and both underground and surface parking. The open floor plan is designed for modern living, featuring laminate flooring, granite counters throughout, and stainless steel appliances. The primary bedroom includes a generous layout with a 4-piece ensuite, while the second bedroom and full bath provide excellent flexibility. The den makes the perfect home office or flex space. You'll also enjoy in-suite laundry with extra storage, a dedicated dining area, and a spacious living room that opens onto a sunny south- and west-facing patio. Located steps from shops, restaurants, and the C-Train, with quick access to major roadways, this home offers the ideal balance of comfort and convenience. Book your showing today!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250022  |
| Price          | \$324,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 970       |
| Acres          | 0.00      |
| Year Built     | 2013      |



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

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 218, 7130 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J0N5                 |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 2                                                      |
| Parking        | Parkade, Stall, Underground                            |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Storage, Walk-In Closet(s), Breakfast Bar             |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard                                                                               |
| Cooling           | None                                                                                    |
| # of Stories      | 4                                                                                       |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 29                |
| Zoning         | M-2               |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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