# \$325,000 - 210, 7130 80 Avenue Ne, Calgary

MLS® #A2225606

## \$325,000

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

Saddle Ridge, Calgary, Alberta

Step into this inviting 2-bedroom, 2-bathroom condo with a versatile den, perfectly situated in the heart of Saddle Ridge. Recently updated with stylish vinyl plank flooring and fresh paint throughout, this home feels bright and move-in ready.

The practical, open-concept layout offers great flow between the kitchen, dining, and living areas, ideal for both relaxing and entertaining. The kitchen is functional and welcoming, ready for your culinary creations. The primary bedroom features a generous walk-through closet and private ensuite, while the second bedroom and bathroom are thoughtfully positioned for privacy, perfect for guests or family.

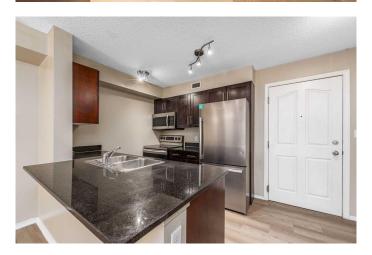
A flexible den provides the ideal space for a home office, study, or creative retreat. Enjoy your morning coffee or unwind after a long day on your private balcony. Plus, you'II appreciate the convenience of secure underground parking, keeping your vehicle protected year-round.

Located in vibrant Saddle Ridge, you're just steps from the C-Train, shopping plazas, parks, schools, and the Genesis Centre, making daily errands and commutes effortless. Whether you're a first-time buyer, downsizer, or investor, this condo offers comfort, convenience, and plenty of potential to make it your own.

Come see the fresh updates and discover the possibilities â€" book your private viewing today!







### **Essential Information**

MLS® # A2225606 Price \$325,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 915
Acres 0.00
Year Built 2013

Type Residential Sub-Type Apartment

Style Single Level Unit

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), Snow Removal, Visitor Parking

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, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony, Lighting

Construction Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed May 30th, 2025

Days on Market 34
Zoning M-2

# **Listing Details**

Listing Office Real Broker

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