

# \$294,900 - 404, 7130 80 Avenue Ne, Calgary

MLS® #A2227166

**\$294,900**

2 Bedroom, 2.00 Bathroom, 750 sqft

Residential on 0.00 Acres

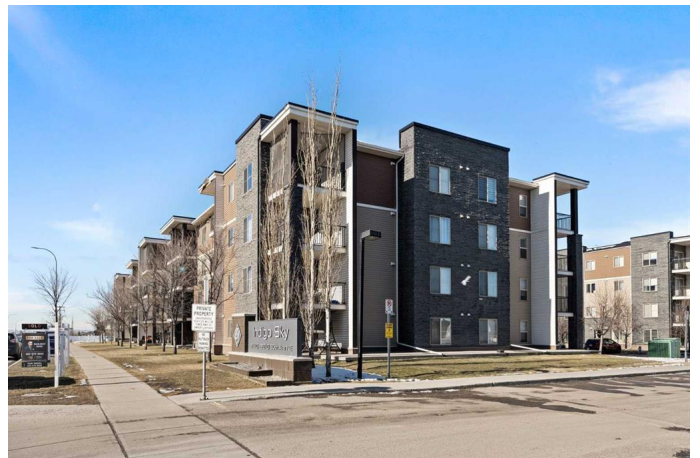
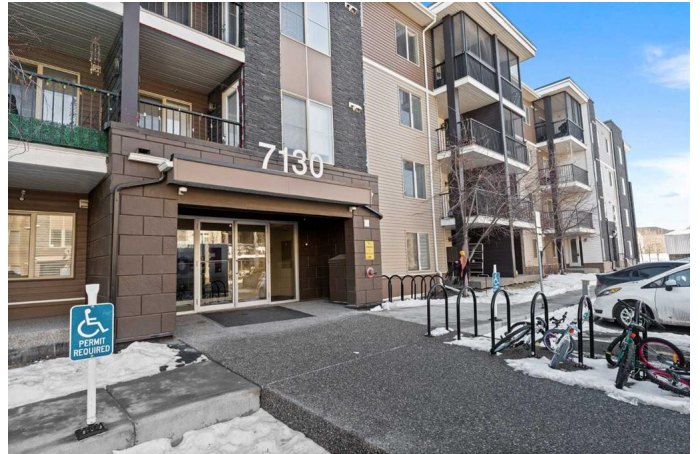
Saddle Ridge, Calgary, Alberta

Welcome to this Beautiful Top floor unit with Downtown and Mountain Views | 1 Heated underground parking | 2 Bedrooms | 2 Bathrooms | Huge Balcony. This open floor plan features 2 Bedrooms, and Two 4-piece baths with in-unit laundry and has lots of room for a comfortable living/dining room and can accommodate larger furniture if needed. Spacious kitchen with lots of storage. The bright living room opens to a balcony that is perfect for entertainment during those hot summer days. Close to amenities such as saddle town C-Tain, Genesis Centre & include tons of shopping, schools, playgrounds, popular restaurants and with super easy access to major routes like Stoney Trail. Great opportunity for first time home buyers or investors. Call today for a viewing!!!! visit the 3D tour...

Built in 2013

## Essential Information

MLS® #	A2227166
Price	\$294,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	750
Acres	0.00



Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	404, 7130 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N5

### Amenities

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

### Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	27
Zoning	M-2

### Listing Details

Listing Office	AMG Realty
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