

\$329,900 - 101, 7180 80 Avenue Ne, Calgary

MLS® #A2084006

\$329,900

2 Bedroom, 2.00 Bathroom, 971 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

2 BED-2 BATH | CORNER UNIT | NEWLY RENOVATED | LVP THROUGHOUT | SPACIOUS 970 SQFT | "Seize the Opportunity for Homeownership with this Stunning Main Floor Corner Apartment".

Why settle for renting when you can take the pride of ownership and make this exquisite 2012-built apartment your new abode? Immerse yourself in the sheer magnificence of this spacious dwelling, which offers all the comforts of a single-family home while enjoying the best location within the coveted Saddleridge community.

Boasting an impressive 970 square feet of living space, this apartment stands out as one of the largest units in the complex. Its layout encompasses two generously sized bedrooms, a voluminous living area, an inviting dining space, two well-appointed bathrooms, and a dedicated office area that adapts to your needs.

Sunlight floods the interior through expansive windows, illuminating your living space with a natural, vibrant glow throughout the day. Additional amenities include an ensuite laundry room with ample storage capacity, an adaptable office or storage space, and a spacious balcony, perfect for your summertime retreats.

The kitchen showcases a chic granite



countertop and comes equipped with top-of-the-line stainless steel appliances. Convenience is further guaranteed with your very own titled underground heated parking, keeping your vehicle secure and snug year-round.

You'll relish the proximity to a nearby lake, ideal for leisurely walks, while a designated bicycle storage locker awaits your adventures during the warmer months. Everyday convenience is at your fingertips, with easy access to bus stops, and nearby essentials like Tim Hortons, Macs, a gas station, grocery stores, and more.

For those seeking an active lifestyle, the Genesis and YMCA recreational facilities are just a quick 2-minute drive away, offering an array of opportunities for fitness and fun.

Don't let this chance slip through your fingers. Secure your private showing today and transform this remarkable apartment into your cherished new home.

Built in 2012

Essential Information

MLS® #	A2084006
Price	\$329,900
Sold Price	\$320,750
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	971
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)

Status	Sold
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Community Information

Address	101, 7180 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0N6

Amenities

Amenities	Park
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Additional Information

Date Listed	September 27th, 2023
Date Sold	November 7th, 2023
Days on Market	40
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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