

# \$228,999 - 411, 7130 80 Avenue Ne, Calgary

MLS® #A2218066

## \$228,999

1 Bedroom, 1.00 Bathroom, 510 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this TOP FLOOR 1 bedroom condo that won't break the bank! Condo fees are only \$265 which includes everything except power. Featuring INSUITE LAUNDRY, stainless steel appliances, open floorplan, FRESHLY PAINTED, and a covered balcony. Includes 1 assigned parking stall, but a coveted bonus is that the building sides a street with lots of extra street parking. Don't have a car? No worries as this perfect location is located close to a plethora of amenities. Right across the street is a Tim Hortons, Esso, food stores, and bussing. Or you can walk only 15 minutes to the Saddletowne shopping area and the LRT station! Complex allows pets which is perfect with all the immediate surrounding walking paths. Tenant on a 6 month lease until the end of Feb. Turnkey investment.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2218066  |
| Price          | \$228,999 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 510       |
| Acres          | 0.00      |
| Year Built     | 2013      |



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

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 411, 7130 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 0N5                |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Elevator(s), Parking |
| Parking Spaces | 1                    |
| Parking        | Stall                |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                     |
| Appliances        | Dishwasher, Dryer, 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    | May 7th, 2025 |
| Days on Market | 134           |
| Zoning         | M-2           |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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