

# \$254,900 - 207, 7130 80 Avenue Ne, Calgary

MLS® #A2256269

**\$254,900**

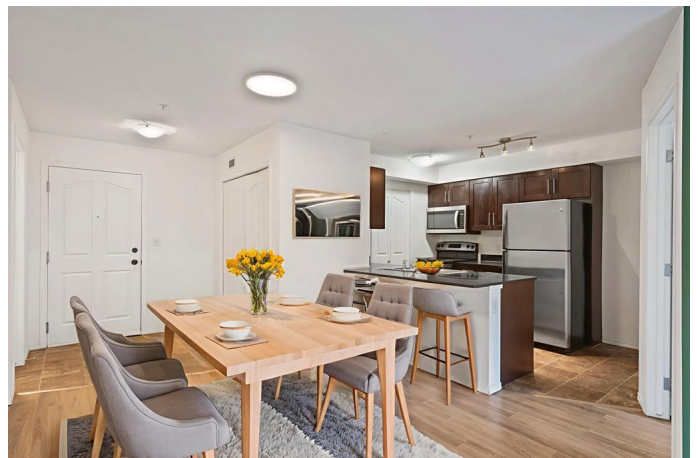
2 Bedroom, 1.00 Bathroom, 691 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Don't miss out on this beautifully kept 2-bedroom, 1-bath condo with an open-concept layout in a prime, amenity-rich location.

Inside, the home feels bright and welcoming from the moment you enter, with an open dining and kitchen area that flows into a spacious living room and out to a covered balcony perfect for morning coffee or relaxing in the evening. The kitchen offers stainless steel appliances, granite counters, ample cabinetry, and plenty of workspace for everyday meals or hosting friends and family. Thoughtfully designed, the bedrooms are positioned on opposite sides of the suite for maximum privacy. The generous primary bedroom features a walk-in closet and a cheater door to the full bathroom. An in-suite laundry room with extra storage keeps daily life simple and organized. Parking is a breeze with your heated, titled underground stall and easy elevator access. Condo fees include heat and water for added value and peace of mind. The location is unbeatable: you're across the street from everyday amenities (Tim Hortons, Esso/Macs, liquor stores, restaurants, and a doctor's office), with a bus stop right in front of the complex. The LRT and Genesis Centre are within walking distance, and you'll enjoy quick connections to Stoney & Métis Trail. Schools and playgrounds are nearby, making this a fantastic choice for comfort and convenience. With its blend of space, privacy, and lifestyle, this



move-in-ready condo is ready to welcome its next owners. Book your showing today!

Built in 2013

### Essential Information

MLS® #	A2256269
Price	\$254,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	691
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	207, 7130 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0N5

### Amenities

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

### Interior

Interior Features	No Smoking Home
Appliances	Other
Heating	Baseboard
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	Other
Construction	Stone, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	September 12th, 2025
Zoning	M-2

**Listing Details**

Listing Office	RE/MAX Complete Realty
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