

# \$299,990 - 201, 7180 80 Avenue Ne, Calgary

MLS® #A2233461

**\$299,990**

2 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to your bright and spacious corner unit in the heart of Calgary NorthEast. This beautifully maintained 2-bedroom and 2 Bathroom Apartment offers 972 Sq Ft of open-concept living space with large windows that are bathed in natural light. This Home features luxury vinyl flooring, a modern kitchen with stainless Steel appliances, and granite countertops. Enjoy the privacy of well thought-out plan with bedrooms on opposite sides. The Primary Bedroom includes a Ensuite Bath, While this spacious second bedroom is ideal for guests or growing family. It also offers in-suite laundry, ample storage underground parking and a secured well managed building. Additionally, There is a large number of parking available for visitors to ensure guest always get a spot for parking. Step out into your private balcony and take in stunning city views. You are just steps away from ample amenities like Mega Sanjha Punjab, Tim Hortons, Esso Gas Station, Saddletowne LRT Station, Genesis Centre, banks, medical, and restaurants.

Built in 2013

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2233461  |
| Price     | \$299,990 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 972               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 201, 7180 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J0N6                 |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                  |
| Parking        | Underground                                                        |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Baseboard, Forced Air                                               |
| Cooling           | None                                                                |
| # of Stories      | 4                                                                   |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 52              |
| Zoning         | None            |

### Listing Details

Listing Office

Coldwell Banker YAD Realty

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