

# \$279,700 - 117, 7130 80 Avenue Ne, Calgary

MLS® #A2218329

**\$279,700**

2 Bedroom, 1.00 Bathroom, 668 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

2 BEDROOMS | 1 BATHROOM | GROUND  
FLOOR | HIGH END FINISHES |  
Welcome to Your New Home!

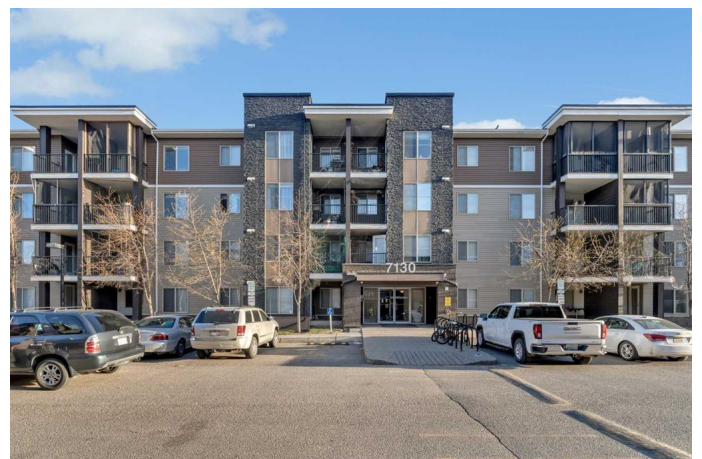
This beautifully appointed 2-bedroom, 1-bath condo offers the perfect combination of style, comfort, and convenience. Designed with modern living in mind, the open-concept layout features luxury vinyl plank flooring throughout, creating a cohesive and contemporary aesthetic.

The kitchen is a standout, showcasing granite countertops, premium stainless steel appliances, and ample cabinetry—ideal for both everyday living and entertaining. Both bedrooms are generously sized, offering excellent closet space and natural light, making them perfect for restful retreats or home office setups.

Located in a desirable and well-connected community, you'll enjoy close proximity to shopping centres, restaurants, parks, and a variety of recreational amenities. With easy access to public transit, commuting to work or exploring the city is effortless.

Low condo fees add to the exceptional value, making this an ideal opportunity for first-time buyers, downsizers, or investors.

Don't miss your chance to own this modern and move-in-ready condo. Schedule



your private showing today and experience the perfect blend of contemporary design and urban convenience.

Built in 2013

### Essential Information

MLS® #	A2218329
Price	\$279,700
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	668
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	117, 7130 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N6

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	Playground, Private Entrance
Construction	Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	40
Zoning	M-2

**Listing Details**

Listing Office	Real Broker
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