



**307, 7130 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2286249**



**\$244,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	692 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 388
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully maintained third-floor, 2-bedroom, 1-bathroom unit in the highly desirable community of Saddle Ridge in Calgary! Offering nearly 692 sq. ft. of thoughtfully designed living space, this home is perfect for first-time buyers, downsizers, or savvy investors seeking strong rental potential in a high-demand area. Step inside to a bright and spacious living room filled with natural light, ideal for relaxing or entertaining. The functional kitchen features ample cabinetry, a generous pantry for extra storage, and a versatile countertop that can double as a breakfast nook or dining area. The smart layout maximizes every square foot, making the space feel open and comfortable. Both bedrooms are well-proportioned, offering flexibility for a growing family, guests, or a home office. The four-piece bathroom is conveniently located and well maintained. Step out onto your private balcony—perfect for enjoying summer evenings and morning coffee breaks. The unit also includes 1 underground parking stall, providing comfort and convenience during winter months. Location is everything—and this one truly delivers! Situated directly across from 80th Ave Plaza, you’re just steps away from everyday essentials including Tim Hortons, Sanja Punjab, and many other shops and services. Enjoy unbeatable convenience with Saddletowne CTrain Station just minutes away, along with walking distance to bus stops and nearby schools. Whether you’re looking to enter the market with the perfect starter home or add a solid investment property to your portfolio, this unit offers exceptional value in a vibrant, transit-friendly community. Don’t miss this fantastic opportunity!