

# \$279,000 - 109, 7110 80 Avenue Ne, Calgary

MLS® #A2190139

**\$279,000**

2 Bedroom, 1.00 Bathroom, 694 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Location, Location, Location!!! Step into this splendid main floor condo designed for your comfort and enjoyment. Standout features include 2 bedrooms with balcony, living room, Kitchen with quartz counter top and maple cabinet, one 4pc bathroom and one titled underground heated parking space. This apartment boasts a modern aesthetic and offers a cozy setting for entertainment and relaxation, Stunning granite countertops, finely carved maple cabinetry make the kitchen a gastronomic treat. A 4pc bathroom, the master guarantees your comfort and solitude. It is convenient that this property is close to the mall, the C-Train, bus stops, neighborhood schools and Playground etc. This apartment has it all, whether you're looking for contemporary elegance, usefulness, or an amazing location. Don't pass up the opportunity to make it your new residence!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2190139  |
| Price          | \$279,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 694       |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2013          |
| Type       | Residential   |
| Sub-Type   | Apartment     |
| Style      | Low-Rise(1-4) |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 109, 7110 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 0N4                |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Pantry, Quartz Counters, Storage                                                |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | Window Unit(s)                                                                  |
| # of Stories      | 4                                                                               |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Lighting                 |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 99                 |
| Zoning         | M-2                |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.