



# 7130 80 Avenue Calgary Alberta

\$313,500

**\*\*Price Reduced\*\***Back on market due to financing. **\*FIRST TIME HOME BUYER/INVESTOR\*** 2 BEDROOMS/ 2 BATHROOMS + DEN\* HEATED TITLED PARKING\* Welcome to this stunning condo located in the heart of the vibrant community of Saddleridge with all the amenities you could desire. This exceptional property boasts 2 bedrooms, 2 bathrooms, and a generously sized den, offering ample space for comfortable living. Step into the inviting open floor plan, where the bedrooms are strategically placed on opposite sides for optimal privacy. The master bedroom features a convenient walk-through closet leading to a luxurious 4-piece ensuite bathroom. The upgraded kitchen featuring elegant granite countertops, sleek stainless steel appliances, and a convenient eating bar perfect for casual dining or entertaining guests. Enjoy the convenience of in-suite laundry and the added luxury of heated titled parking, ensuring comfort and ease in your daily life. Located close to a variety of amenities including the Saddletowne C-Train station, Genesis Centre, and an array of shopping destinations, schools, playgrounds, and popular restaurants. Easy access to major routes such as Stoney Trail makes commuting easy. Whether you're a first-time homebuyer looking for your home or an investor, this condo offers the perfect blend of comfort, convenience, and value. Don't let this opportunity pass you by, schedule your viewing today and make this incredible condo your new home! (id:6769)

Primary Bedroom 9.75 Ft x 10.00 Ft  
 Other 3.33 Ft x 7.17 Ft  
 3pc Bathroom 7.50 Ft x 4.83 Ft  
 Bedroom 8.83 Ft x 10.50 Ft  
 3pc Bathroom 7.25 Ft x 4.92 Ft

Kitchen 7.92 Ft x 8.83 Ft  
 Living room/Dining room 17.83 Ft x 10.67 Ft  
 Laundry room 2.92 Ft x 2.83 Ft  
 Storage 10.08 Ft x 6.67 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage METRO



See

**Mirror**

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