



## 7130 80 Avenue Calgary Alberta

\$327,000

Discover this well-located 2-bedroom, 2-bathroom condo with a versatile den in the heart of Saddle Ridge. This home offers a practical layout perfect for various lifestyles, whether you're a first-time buyer, downsizer, or looking for an investment property. The open-concept living area creates a welcoming atmosphere, with a functional kitchen that flows into the dining and living spaces. The primary bedroom features a convenient walk-through closet leading to an ensuite bathroom, while the second bedroom and bathroom are ideally situated for privacy. A standout feature is the den, which can serve as a home office, study, or hobby room. Step outside to your private balcony--a perfect spot for your morning coffee or evening relaxation. Located in vibrant Saddle Ridge, you'll appreciate the easy access to amenities. The C-Train station, shopping plazas, parks, and the Genesis Centre are all nearby, making daily errands and commutes a breeze. Enjoy the added convenience of secure underground parking, protecting your vehicle from the elements year-round. This condo offers a solid foundation with room to add your personal touch. Ready to explore the possibilities? Make sure to arrange a viewing and see the potential for yourself. (id:6769)

Foyer 7.75 Ft x 4.75 Ft

Dining room 9.08 Ft x 11.92 Ft

Den 6.75 Ft x 7.75 Ft

Other 10.00 Ft x 8.25 Ft

Bedroom 9.42 Ft x 10.75 Ft

4pc Bathroom 9.33 Ft x 4.92 Ft

Kitchen 8.00 Ft x 8.75 Ft

Living room 17.67 Ft x 15.08 Ft

Laundry room 3.08 Ft x 3.00 Ft

Primary Bedroom 15.17 Ft x 9.83 Ft

Other 6.33 Ft x 3.42 Ft

4pc Bathroom 7.00 Ft x 4.83 Ft

Listing Presented By:



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