



## 7130 80 Avenue Calgary Alberta

\$215,000

Welcome to this TOP FLOOR 1 bedroom condo that won't break the bank! Condo fees are only \$265 which includes everything except power. Featuring INSUITE LAUNDRY, stainless steel appliances, open floorplan, FRESHLY PAINTED, and a covered balcony. Includes 1 assigned parking stall, but a coveted bonus is that the building sides a street with lots of extra street parking. Don't have a car? No worries as this perfect location is located close to a plethora of amenities. Right across the street is a Tim Hortons, Esso, food stores, and bussing. Or you can walk only 15 minutes to the Saddletowne shopping area and the LRT station! Complex allows pets which is perfect with all the immediate surrounding walking paths. Possession is very flexible, you can even move in tomorrow! (id:6769)

Primary Bedroom 11.42 Ft x 8.92 Ft

Other 6.42 Ft x 5.92 Ft

Living room/Dining room 24.25 Ft x 10.17 Ft

Kitchen 7.92 Ft x 7.75 Ft

Other 6.92 Ft x 3.92 Ft

Laundry room 3.50 Ft x 2.58 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca