

# \$319,800 - 301, 7180 80 Avenue Ne, Calgary

MLS® #A2198882

**\$319,800**

2 Bedroom, 2.00 Bathroom, 970 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to your DREAM HOME! This exquisite condo offers a blend of LUXURY and COMFORT, featuring an OPEN CONCEPT FLOOR PLAN that seamlessly connects each space for a harmonious living experience.

Step into the GRAND FOYER, adorned with beautiful tiles and a spacious closet perfect for storing jackets and shoes. Part of this inviting entryway can even be transformed into a cozy OFFICE SPACE.

The heart of the home is the MODERN KITCHEN, boasting a large window that floods the space with natural light. Enjoy cooking on the GRANITE COUNTERTOP with an EAT-IN BAR, complete with a pull-out faucet for easy vegetable washing.

The kitchen flows effortlessly into the DINING and LIVING AREAS, making it perfect for entertaining. Nearby, you'll find a conveniently located 4 PC WASHROOM, ideal for guests and everyday use.

Retreat to the MASTER BEDROOM, a sanctuary that easily accommodates a king-sized bed. This luxurious space seamlessly flows into a WALK-IN CLOSET and a 4 PC ENSUITE, providing ultimate privacy and convenience.

The SECONDARY BEDROOM is equally impressive, offering ample space for kids,



extended family, or friends to stay over.

Enjoy the convenience of a SEPARATE WALK-IN LAUNDRY AREA, equipped with a stacked washer and dryer, and plenty of storage for laundry and cleaning supplies.

Step outside to the LARGE SQUARE-SHAPED BALCONY and take in the UNOBSTRUCTED VIEWS of the Calgary skyline. It's the perfect spot for morning coffee or evening relaxation.

This condo features 2 PARKING SPACES: one TITLED PARKING spot in an UNDERGROUND SECURE GARAGE and a second LEASED PARKING spot on the surface. Additionally, there is AMPLE PARKING for visitors, ensuring your guests always have a place to park.

Located across the street from a bustling SHOPPING PLAZA, you'll have easy access to Mega Sanjha Punjab, Esso Gas Station, Pharmacy, Physio, Tim Hortons, and a variety of restaurants including Rasoi, Chai Bar, Tava Wok, Amritsari Tadka, and The Khokha.

Don't miss out on this INCREDIBLE OPPORTUNITY to own a piece of luxury in the heart of Calgary. Schedule your viewing today and make this stunning condo your new home!

Built in 2012

### **Essential Information**

MLS® #	A2198882
Price	\$319,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	970

Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	301, 7180 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N6

### **Amenities**

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Stall, Titled, Underground, Leased, Parking Lot, Secured

### **Interior**

Interior Features	Granite Counters, Open Floorplan, Walk-In Closet(s)
Appliances	Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Electric
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	28
Zoning	M-2

## Listing Details

Listing Office

Real Broker

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