

\$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	29
Zoning	M-2

Listing Details

Listing Office

Real Broker

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