

# \$975,000 - 7672 80 Avenue Ne, Calgary

MLS® #A2204453

**\$975,000**

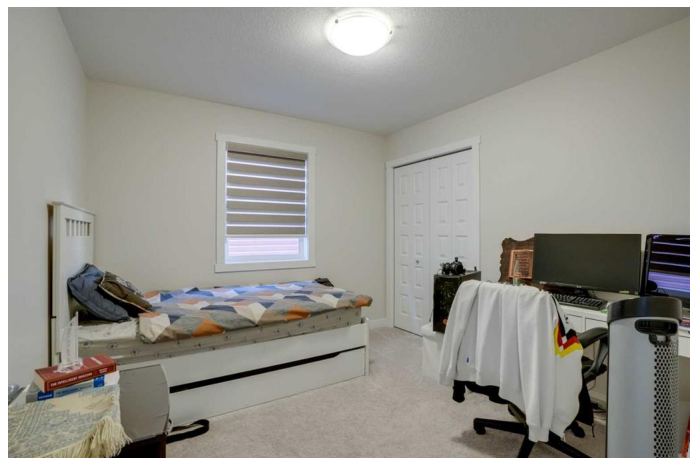
4 Bedroom, 4.00 Bathroom, 2,741 sqft  
Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome Practically 5 Bedrooms and 4 Full Washrooms house, to over 2700sqft home with double front garage attached on a prime location in Saddleridge Community . The basement layout allows for the addition of two bedrooms and a kitchen, as a full washroom is already in place. Hail Damage: Will be fully repaired before possession. Separate Entrance: Provides privacy and potential rental opportunities.

This house has everything you need . Perfect home with so many upgrades. Upon entry, you would be welcomed to a Living Room featuring a formal Dining Room. High soaring ceilings are hard to miss. Main floor features living room , formal ding room , family room , full washroom, fully upgraded kitchen, spice kitchen and a fifth bedroom as main floor . Main floor also features a Nook, Spice Kitchen and Deluxe Chef's Kitchen. The kitchen has ceiling height cabinets, Granite Countertops, large Island, Stainless Steel Appliances and a walk-in pantry. Upper floor offers 4 Bedrooms which include two Primary Bedrooms. These Primary Bedrooms have Ensuite baths and walk-in closets. Very good size Laundry Room, Main Bathroom and Loft are also the part of upper floor. The basement is unfinished with separate-side entry waiting for your creative touches. Close to shopping, playground... PRIME LOCATION! Call your favorite Realtor to book a showing today

Built in 2021



## Essential Information

MLS® #	A2204453
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,741
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	7672 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0Z6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

## Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Electric Cooktop, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Playground
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	10
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.