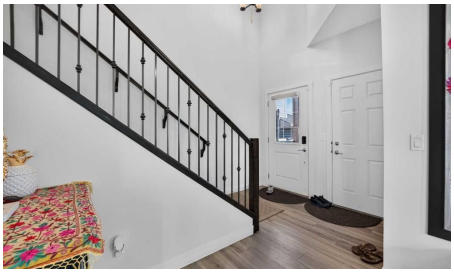
7340 80 Avenue NE

Calgary | Active | MLS® A2359442

$739,900









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**2021**	**2,250 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to this 2021-built 2-storey in Saddle Ridge, just a short walk to the lake. Offering 2,250 sq ft above grade (RMS) plus a developed basement, this home has 6 bedrooms (one currently used as an office) and 4 full bathrooms. The bright, open-concept main floor features 9 ft ceilings, hardwood flooring, a kitchen with a large island, gas stove and walk-in pantry, a gas fireplace in the family room, separate living and dining areas, and a full bathroom. Upstairs you'll find a spacious second living room with a projector and home theatre setup included, a primary bedroom with walk-in closet and 4-piece ensuite, three more bedrooms, a 3-piece bathroom and convenient upper-floor laundry. The basement also has 9 ft ceilings, a separate exterior entrance and its own furnace, with 2 bedrooms, a kitchen, a recreation room and a full bathroom. Outside: a landscaped, fenced backyard with a deck and a double attached garage. Walking distance to shopping, groceries, a gym, medical offices, schools, parks, pathways and transit. Note: the basement suite is not permitted (illegal suite).

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359442
Bedrooms	6
Bathrooms	4
Year Built	2021
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	2,250 sq. ft.
Main Level Finished Area:	958 sq. ft.
Upper Level Finished Area:	1,292 sq. ft.

Below Grade Finished Area:	732 sq. ft.
Acreage:	No
Lot Area:	3,756 sq. ft.
Lot Frontage:	34'1½"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2021 (Age: 5)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	1
Plan:	1910188
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1

Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Inclusions:	Main floor refrigerator, gas stove, dishwasher and microwave hood fan; upper-floor washer and dryer; basement refrigerator and stove; garage door opener(s) and all remotes; projector and home theatre setup in the upstairs living room.
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 14' × 10'8" ·
Main Floor	Dining Room · 14' × 11'6" ·
Main Floor	Family Room · 17'11" × 11'4" ·
Main Floor	Kitchen · 17'11" × 10'10" ·
Main Floor	Pantry · 5'1" × 4'8" ·
Main Floor	Foyer · 10'7" × 7'10" ·
Upper Level	Bedroom - Primary · 13'6" × 10'9" ·
Upper Level	Walk-In Closet · 10'6" × 6'6" ·
Upper Level	Bedroom · 14'2" × 12'7" ·
Upper Level	Bedroom · 14'7" × 9'2" ·
Upper Level	Bedroom · 8'10" × 7'6" ·
Upper Level	Laundry · 9'6" × 4'5" ·

Upper Level	Bonus Room · 22'1" × 17'9" ·
Basement	Bedroom · 12'8" × 9'7" ·
Basement	Bedroom · 9'10" × 9'7" ·
Basement	Game Room · 16'7" × 8'10" ·
Basement	Kitchen · 11'11" × 9'7" ·
Basement	Storage · 12'4" × 5'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-1N
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7340-80-avenue-ne-calgary-a2359442/

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Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.