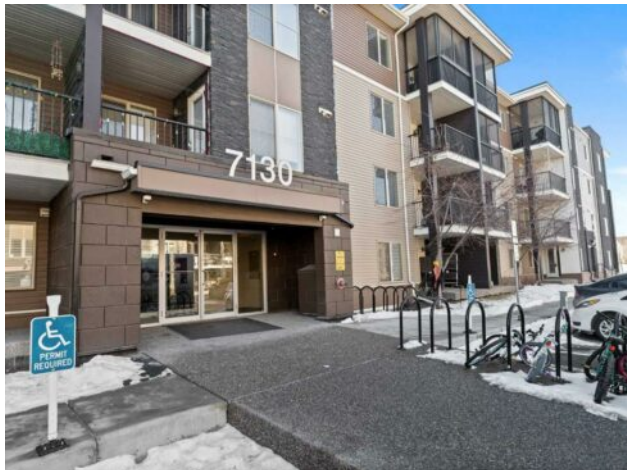


404, 7130 80 Avenue NE  
Calgary, Alberta

MLS # A2227166



## \$294,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	750 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** N/A

Welcome to this Beautiful Top floor unit with Downtown and Mountain Views | 1 Heated underground parking | 2 Bedrooms | 2 Bathrooms | Huge Balcony. This open floor plan features 2 Bedrooms, and Two 4-piece baths with in-unit laundry and has lots of room for a comfortable living/dining room and can accommodate larger furniture if needed. Spacious kitchen with lots of storage. The bright living room opens to a balcony that is perfect for entertainment during those hot summer days. Close to amenities such as saddle town C-Tain, Genesis Centre & include tons of shopping, schools, playgrounds, popular restaurants and with super easy access to major routes like Stoney Trail. Great opportunity for first time home buyers or investors. Call today for a viewing!!!! visit the 3D tour...