

303, 7130 80 Avenue NE  
Calgary, Alberta

MLS # A2237821



## \$285,000

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	770 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, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Quartz Counters		

**Inclusions:** NA

(FIRST TIME HOME BUYERS/INVESTORS) Discover this beautifully maintained 2-bedroom, 2-bathroom condo, new carpet recently installed , perfect for families or professionals seeking a blend of comfort and convenience. The den, perfect for an office or playroom. The modern kitchen boasts granite countertops and stainless steel appliances while both bathrooms are also elegantly finished with granite counters. The unit comes with secure underground heated parking , the location is unbeatable! Located close to a variety of amenities including the Saddletowne C-Train station, Genesis Centre , other shopping destinations, schools, playgrounds, and popular restaurants. Easy access to major routes such as Stoney Trail makes commuting easy. Don't miss the chance to make this exceptional property your new home. Schedule your viewing today!