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GRASSROOTS
REALTY GROUP

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## 107, 7110 80 Avenue NE
## Calgary, Alberta

## MLS # A2257393



# $309,900

| | |
|---|---|
| **Division:** | Saddle Ridge |
| **Type:** | Residential/Low Rise (2-4 stories) |
| **Style:** | Apartment-Single Level Unit |

| | | | |
|---|---|---|---|
| **Size:** | 849 sq.ft. | **Age:** | 2013 (12 yrs old) |
| **Beds:** | 2 | **Baths:** | 2 |

| | |
|---|---|
| **Garage:** | Underground |
| **Lot Size:** | - |
| **Lot Feat:** | - |

| | | | |
|---|---|---|---|
| **Heating:** | Baseboard, Natural Gas | **Water:** | - |
| **Floors:** | Carpet | **Sewer:** | - |
| **Roof:** | - | **Condo Fee:** | $ 455 |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | Vinyl Siding | **Zoning:** | M-2 |
| **Foundation:** | - | **Utilities:** | - |
| **Features:** | No Animal Home, No Smoking Home | | |

| | |
|---|---|
| **Inclusions:** | NA |

Welcome to your new home in Saddle Ridge! This spacious 2-bedroom + den, 2-bathroom ground-floor apartment with underground parking offers the perfect blend of comfort and convenience. Freshly updated with brand-new carpet, new paint, and modern lighting, this home is move-in ready. Enjoy an open layout with a versatile den&mdash;perfect for a home office, study, or guest space. The ground-floor location provides easy access and added convenience. Ideally situated close to shopping, schools, parks, transit, and the C-Train station, this home puts everything you need within reach. Whether you&rsquo;re a first-time buyer, downsizing, or investing, this property is an excellent choice. Don&rsquo;t miss out on this upgraded and conveniently located home in Saddle Ridge!