

101, 7130 80 Avenue NE
Calgary, Alberta

MLS # A2338961



\$285,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	965 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Lot, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 546
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Bright & Functional Saddle Ridge Corner Unit! Immerse yourself in this 965 sq. ft. main-floor corner unit with an open layout, low-maintenance vinyl plank flooring and large windows that bring plenty of natural light into the living and dining areas. The kitchen features granite countertops and stainless steel appliances. Along with two bedrooms and two full bathrooms, the home offers en suite laundry and a flexible den space for a home office or additional storage. Outside is a private ground-floor patio perfect for summertime retreats or enjoying your morning coffee. The unit includes two parking spots: a titled heated underground stall ideal for Alberta's cold winters, and a surface spot only steps from your front door. Enjoy convenience right outside your door with nearby lake trails for daily walks, quick transit access, and essential stops like Sanjha Punjab groceries, Tim Hortons and a gas station just minutes away. Located within walking distance of local trails, bus stops, and everyday shops, and just two minutes from the Genesis Centre and YMCA, this home is ideal for first-time homebuyers and investors. Secure your private showing today and see what this remarkable property has to offer!