

217, 7180 80 Avenue NE
 Calgary, Alberta

MLS # A2343092



\$234,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	705 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Boiler, Geothermal

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Shingle Siding

Foundation: -

Features: Kitchen Island, No Animal Home

Water: -

Sewer: -

Condo Fee: \$ 403

LLD: -

Zoning: M-2

Utilities: -

Inclusions: none

Welcome to this bright and spacious unit in the heart of Calgary's Northeast. This newly painted and beautifully maintained 2-bedroom, 1-bathroom apartment offers 705 sq. ft. of thoughtfully designed living space in the desirable community of Saddleridge,. Bright and welcoming, the open-concept layout features black appliances, in-suite laundry, and a private balcony perfect for everyday comfort. Conveniently located on 80th Ave NE, this home is just steps from transit, schools, and shopping, and minutes from Saddletowne Circle, the Genesis Centre, and the Saddletowne LRT Station. Quick access to Stoney Trail and Mé'tis Trail ensures easy commuting throughout Calgary. Ideal for first-time buyers, investors, or downsizers, this property delivers exceptional value in one of Northeast Calgary's most sought-after neighborhoods'.