

204, 7130 80 Avenue NE
Calgary, Alberta**MLS # A2352826****\$234,900**

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	765 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	3
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, See Remarks		

Inclusions: N/A

SPACE, STYLE & LOCATION — THIS CALGARY CONDO HAS IT ALL! Why settle for ordinary when you can have the whole package? This beautifully maintained 2 BEDROOM + DEN, 2 BATHROOM condo delivers the perfect mix of comfort, convenience & modern living! Step inside to a bright, open-concept layout featuring a stylish kitchen with GRANITE countertops, soft-close cabinetry, stainless steel appliances & plenty of prep space. The spacious living room is flooded with natural light and opens onto a LARGE PRIVATE BALCONY! The primary retreat features a WALK-IN CLOSET & 4-piece ensuite, while the versatile DEN is perfect for your home office! Enjoy a NEWER FRIDGE, REPLACED FAUCET & freshly stretched carpet. BONUS: TILED HEATED UNDERGROUND PARKING! With groceries, shopping & everyday essentials just steps away, transit nearby & the CTrain approximately a 10-minute walk, convenience is truly at your doorstep. BIG ON SPACE, LOW ON COMPROMISE — THIS ONE CHECKS THE BOXES!