



**GRASSROOTS**  
REALTY GROUP

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312, 7110 80 Avenue NE  
Calgary, Alberta

MLS # A2213401



**\$270,000**

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	570 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 309
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to Your New Home &ndash; Stylish Condo in a Prime, Amenity-Rich Location. Discover the perfect blend of comfort, style, and convenience in this stunning one-bedroom plus den condominium, ideally situated just minutes from the train station, grocery stores, playgrounds, schools, and recreational centers. Whether you're a first-time buyer, downsizing, or seeking an investment opportunity, this residence offers unbeatable accessibility to all your daily needs. Step inside to find a meticulously maintained interior, thoughtfully designed with an open-concept layout and a modern, neutral color palette that enhances the spacious feel. The heart of the home is the chef-inspired kitchen, featuring granite countertops, stainless steel appliances, and ample cabinetry&mdash;perfect for preparing meals and entertaining guests. Adjacent to the kitchen is a dedicated dining area, ideal for hosting intimate dinners or enjoying casual family meals. The bright and airy living room provides a cozy retreat, bathed in natural light and perfect for relaxing or entertaining. This condo includes two generously sized rooms&mdash;a primary bedroom and a versatile den that can easily function as a second bedroom, home office, or guest space&mdash;both served by a well-appointed full bathroom. Step outside onto your private balcony and take in breathtaking views while enjoying your morning coffee or evening unwind. The balcony not only extends your living space but also allows natural light to pour in throughout the day. Additional highlights include. Titled underground heated parking for convenience and security & In-unit laundry facilities for everyday ease. Don't miss your chance to own this exceptional condo in a vibrant and convenient location. Contact your favorite realtor today to schedule your private showing and experience the comfort and lifestyle that await you.

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