



GRASSROOTS
REALTY GROUP

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207, 7130 80 Avenue NE
Calgary, Alberta

MLS # A2217330



\$274,999

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	690 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air

Floors: Laminate

Roof: -

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Elevator, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 367

LLD: -

Zoning: M-2

Utilities: -

Inclusions: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Beautiful well kept 2-bedroom 1-bathroom unit with open concept floor plan. Upon entry you will notice the open dining and kitchen area. Spacious living room with doors that lead to the covered balcony. The kitchen is a good size and equipped with stainless steel appliances and granite counters. The 2 bedrooms have a great layout with them on opposites sides for maximum privacy. The MASTER has a cheater door to the bathroom, and walk in closet. In suite laundry with storage space. Heated UNDERGROUND parking & easy access to the elevator. Condo fees include HEAT & WATER! Across the street from AMENITIES including Tim Hortons, Esso/Macs, Liquor Stores, Restaurants and Doctors office. Bus stop is in front of the complex. LRT and Genesis Center within walking distance. Close to Stoney & Metis Trail. Close to school and playground. Book your showing today!