



**GRASSROOTS**  
REALTY GROUP

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**405, 7210 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2240676**

**\$329,000**



<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 456
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Balcony Black Netting

Welcome to this bright and spacious top-floor unit with one of the most desirable layouts in the building! Featuring an open-concept design, this home offers 2 bedrooms, 2 full bathrooms, and a functional den &mdash; perfect for a home office or additional storage. The modern kitchen is equipped with a breakfast bar and flows seamlessly into the dining and living areas, ideal for entertaining. Step out onto the private balcony and enjoy city views. Located directly across from a variety of shops, restaurants, and transit, and just a few minutes's drive to the Genesis Centre, schools, Peter Lougheed Hospital, and the C-Train, this location is incredibly convenient for everyday living. This unit has been well cared for by long-term tenants and will be available for quick possession after July 31, 2025. A fantastic opportunity for first-time buyers, downsizers, or investors. Don't miss your chance to own one of the best floor plans on the top floor.