

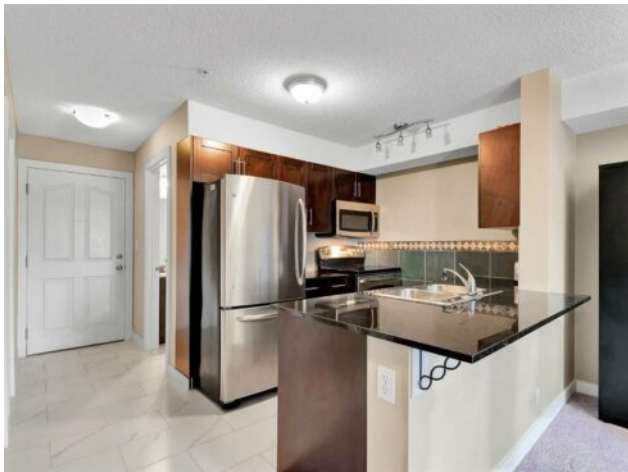


GRASSROOTS
REALTY GROUP

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110, 7210 80 Avenue NE
Calgary, Alberta

MLS # A2247938



\$245,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas, Radiant
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Mixed, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 309
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: N/A

WELL MAINTAINED CONDO WITH UNDERGROUND PARKING | 2 BEDROOMS | GROUND FLOOR | SPACIOUS PATIO | LOW CONDO FEES*** Offering the perfect blend of convenience, comfort, and value, this home boasts a open plan living space and a kitchen with stainless steel appliances, granite countertops, and warm wood cabinetry. The kitchen, bathroom, and entry are finished with sleek tiled floors, adding both style and durability. Two bedrooms make this ideal for kids or having a home office. The unit has been recently painted making it neutral throughout (not shown on photos). Enjoy easy access to the outdoors from your spacious patio, great for stepping out for walks. Your titled underground parking stall, with space for storage, is perfect for avoiding the snow and rain. And you'll appreciate low condo fees of \$308 that cover everything except electricity. *** Living in Saddle Ridge means you're just minutes from Saddletowne LRT Station, making commuting a breeze. You'll find shopping, groceries, restaurants, schools, playgrounds, and the Genesis Centre all close by, plus quick access to Stoney Trail, Metis Trail, and the Calgary International Airport. With its vibrant, multicultural community and abundance of amenities, Saddle Ridge offers both great value and an unbeatable lifestyle. Whether you're a first-time buyer, downsizer, or investor, this is an excellent opportunity to own in one of Calgary's most connected neighbourhoods! Contact me to book your showing and see why this could be a smart move for you!