



**GRASSROOTS**  
REALTY GROUP

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204, 7130 80 Avenue NE  
Calgary, Alberta

MLS # A2249226



**\$284,000**

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Window Coverings

Welcome to this beautifully maintained condo at Saddle Ridge with Low Condo Fees. This second floor unit boasts 2 Bedrooms, 2 Bathrooms (one being a 4-piece ensuite bathroom) plus Den which is perfect for an office or study area. Enjoy your ease of access as this unit is only a few steps away from the stairs which leads you directly to the exit and it's titled heated underground parking. The unit also features a spacious living room perfect for family and friends to gather. In the living room, you'll find your in-unit laundry which is wonderfully enclosed for space efficiency and aesthetic. The kitchen is equipped with an island with granite countertops, stainless steel appliances and lots of storage and cabinetry. Step outside and you'll find yourself on your own private balcony where you can enjoy some fresh air and amazing view. This condo is within walking distance to shopping, groceries, school, park, bus stops and train station. If you are looking for your first home, investment or even to downsize this unit might just be for you. Book your private showing now.