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218, 7130 80 Avenue NE Calgary, Alberta

MLS # A2250022



\$299,800

Division: Saddle Ridge Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit 970 sq.ft. Size: Age: 2013 (12 yrs old) **Beds:** Baths: Garage: Parkade, Stall, Underground Lot Size: Lot Feat:

Heating: Water: Baseboard Floors: Sewer: Laminate, Linoleum Roof: Condo Fee: \$514 **Basement:** LLD: Exterior: Zoning: Stone, Vinyl Siding, Wood Frame M-2 Foundation: **Utilities:**

Features: Breakfast Bar, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: N/A

Bright, stylish, and full of natural light, this 970 sq ft corner condo offers great value with 2 bedrooms, 2 full bathrooms, a den, and both underground and surface parking. The open floor plan is designed for modern living, featuring laminate flooring, granite counters throughout, and stainless steel appliances. The primary bedroom includes a generous layout with a 4-piece ensuite, while the second bedroom and full bath provide excellent flexibility. The den makes the perfect home office or flex space. You'll also enjoy in-suite laundry with extra storage, a dedicated dining area, and a spacious living room that opens onto a sunny south- and west-facing patio. Located steps from shops, restaurants, and the C-Train, with quick access to major roadways, this home offers the ideal balance of comfort and convenience. Book your showing today!