



**GRASSROOTS**  
REALTY GROUP

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218, 7130 80 Avenue NE  
Calgary, Alberta

MLS # A2250022



**\$334,900**

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

Heating: Baseboard

Floors: Laminate, Linoleum

Roof: -

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

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

Water: -

Sewer: -

Condo Fee: \$ 514

LLD: -

Zoning: M-2

Utilities: -

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!