



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

215, 7210 80 Avenue NE  
Calgary, Alberta

MLS # A2252497



**\$279,900**

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	760 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to this well-maintained and spacious 2-bedroom, 2-bathroom plus den condo &ndash; perfect for first-time buyers, downsizers, or investors. Offering 760 sq.ft. of bright living space, this south-facing unit features large windows that flood the home with natural light. The open-concept kitchen is upgraded with granite countertops and stainless-steel appliances, making it ideal for both everyday living and entertaining. The thoughtful floor plan places the bedrooms on opposite sides of the unit for added privacy. The primary suite boasts a generous walk-through closet leading to a 4-piece en-suite. A versatile den provides the perfect spot for a home office. Additional highlights include: Titled, heated underground parking In-suite laundry Private balcony for fresh air and relaxation Low condo fees covering heat, water, drainage, garbage, and exterior maintenance This home offers excellent value with its affordable price and low mortgage options. Conveniently located near transit, schools, shopping, YMCA, parks, playgrounds, and just 10 minutes to the airport and 20 minutes to downtown. Stop renting and start building equity, this is a fantastic opportunity you don&rsquo;t want to miss! Book your private showing today!