



GRASSROOTS
REALTY GROUP

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321, 7110 80 Avenue NE
Calgary, Alberta

MLS # A2253973



\$279,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	769 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Few Trees, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Asphalt, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, See Remarks		

Inclusions: N?A

Welcome to an exceptional investment opportunity and a lifestyle of unparalleled convenience in Saddleridge. This spacious 3rd floor, 2 bedroom, 2 full bathroom apartment is perfectly positioned for both investors and future owner occupants seeking a low maintenance, connected lifestyle. Step outside your door and find everything you need right across the street in the vibrant strip mall, featuring a convenience store, diverse restaurants, a medical office, and more. few steps from Hugh A. Bennett School. Enjoy serene moments just a few steps away at the community park and pond, perfect for evening strolls or morning jogs. Commuting is a breeze with the LRT station within easy walking distance, placing the entire city of Calgary within your reach. This unit also includes the highly desirable benefit of a secure underground parking stall. Currently tenant occupied and generating strong rental income at \$2,100/month, this is a turnkey investment poised for success. Discover the perfect blend of comfort, income, and location.