



GRASSROOTS
REALTY GROUP

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107, 7110 80 Avenue NE
Calgary, Alberta

MLS # A2257393



\$309,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to your new home in Saddle Ridge! This spacious 2-bedroom + den, 2-bathroom ground-floor apartment with underground parking offers the perfect blend of comfort and convenience. Freshly updated with brand-new carpet, new paint, and modern lighting, this home is move-in ready. Enjoy an open layout with a versatile den—perfect for a home office, study, or guest space. The ground-floor location provides easy access and added convenience. Ideally situated close to shopping, schools, parks, transit, and the C-Train station, this home puts everything you need within reach. Whether you’re a first-time buyer, downsizing, or investing, this property is an excellent choice. Don’t miss out on this upgraded and conveniently located home in Saddle Ridge!