



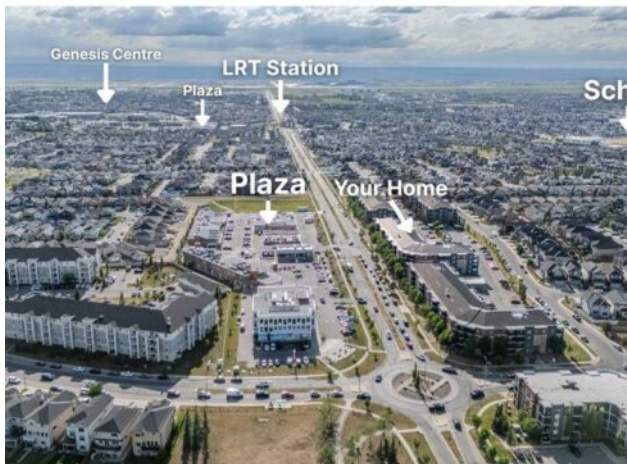
**GRASSROOTS**  
REALTY GROUP

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

201, 7180 80 Avenue NE  
Calgary, Alberta

MLS # A2259162

**\$279,900**



Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	972 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to your bright and spacious corner unit in the heart of Calgary NorthEast. This beautifully maintained 2-bedroom and 2 Bathroom Apartment offers 972 Sq Ft of open-concept living space with large windows that are bathed in natural light. This Home features luxury vinyl flooring, a modern kitchen with stainless Steel appliances, and granite countertops. Enjoy the privacy of well thought-out plan with bedrooms on opposite sides. The Primary Bedroom includes a Ensuite Bath, While this spacious second bedroom is ideal for guests or growing family. It also offers in-suite laundry, ample storage underground parking and a secured well managed building. Additionally, There is a large number of parking available for visitors to ensure guest always get a spot for parking. Step out into your private balcony and take in stunning city views. You are just steps away from ample amenities like Mega Sanjha Punjab, Tim Hortons, Esso Gas Station, Saddletowne LRT Station, Genesis Centre, banks, medical, and restaurants.