



GRASSROOTS
REALTY GROUP

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

321, 7110 80 Avenue NE
Calgary, Alberta

MLS # A2266787



\$255,000

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:	-		

Heating:	Central
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Breakfast Bar, Granite Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 426
LLD:	-
Zoning:	M-2
Utilities:	-

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. This is a turnkey investment poised for success. Discover the perfect blend of comfort, income, and location.