



**420, 7110 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2275884**



**\$250,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	761 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** Dishwasher, Refrigerator, Washer/Dryer-Stacked, Electric Stove, Microwave Hoodfan, All Window Coverings-As is

TOP-FLOOR 2-bedroom, 2-bath unit with a versatile flex area within an open-concept floor plan. The kitchen features granite countertops and stainless-steel appliances. Enjoy a quiet exposure while being steps from shops, restaurants, Tim Hortons, Circle K, medical offices, and a scenic pond and playground for outdoor enjoyment. With quick access to Saddletowne C-Train, Saddletowne Circle, Genesis Centre/YMCA/Public Library, Calgary International Airport, local schools, parks and playgrounds, and multiple bus routes, the entire city is within easy reach.