



**GRASSROOTS**  
REALTY GROUP

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318, 7110 80 Avenue NE  
Calgary, Alberta

MLS # A2280015



**\$264,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	759 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

Welcome to this 2 bed, 2 bath well-appointed condominium located in the vibrant community of Saddle Ridge NE, Calgary. Conveniently situated close to parks, playgrounds, schools, shopping, public transit, and all major amenities, this home offers both comfort and convenience—truly a gem. Upon entering, you are greeted by a spacious foyer that leads into a modern kitchen overlooking the hallway and the open-concept living and dining area, creating an ideal space for everyday living and entertaining. Large windows throughout the unit allow for an abundance of natural light, enhancing the bright and welcoming atmosphere. The layout features a conveniently located 4-piece common bathroom, a spacious primary bedroom complete with a walk-in closet and private 4-piece ensuite, as well as an additional generously sized bedroom. In-suite laundry is thoughtfully tucked into a closet within the living area for added convenience. Step outside onto the private balcony, perfect for relaxing or enjoying summer BBQ evenings. This unit truly offers it all and is an excellent opportunity for first-time buyers, down sizers, or investors.