



GRASSROOTS
REALTY GROUP

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320, 7110 80 Avenue NE
Calgary, Alberta

MLS # A2285096



\$269,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	759 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Calling all investors and homebuyers alike! Welcome to this spacious 2 bedroom, 2 bathroom + DEN apartment in Saddle Ridge. Upon entering, you'll be impressed with the OPEN FLOOR PLAN and the large living room window allowing in an abundance of natural light. The kitchen is well equipped with GRANITE countertops, stainless steel appliances and plenty of cabinets for all your storage needs. A NEW sink fixture has been installed for added style and functionality. There are 2 generously-sized bedrooms with the primary bedroom featuring a WALK-IN closet and a 4-piece ensuite bath. A 2nd 4-pc bathroom and IN-SUITE LAUNDRY with a stacked washer / dryer are also included. The entire unit has been FRESHLY PAINTED! Your parking stall is conveniently located right by the front entrance door. Offering an easy commute to downtown Calgary via the C-train Staddletowne station which is within a 5 minute drive, this home is also located close to multiple shopping complexes with grocery stores and restaurants, the Genesis Centre, YMCA, the medical professional building and the Hugh A. Bennett (K-4) school, the Peter Lougheed (5-9) school and the Nelson Mandela high school. This unit is a must see! Call to book your private showing today.