



210, 7130 80 Avenue NE
Calgary, Alberta

MLS # A2297425



\$259,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	915 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 512
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Window Coverings

Bright, smart, and move-in ready, this 2-bedroom, 2-bathroom condo with a flexible den in Saddle Ridge delivers both comfort and practicality. The open-concept layout makes the most of every square foot, connecting the functional kitchen with the dining and living areas: perfect for cooking, relaxing, or hosting friends. The primary bedroom comes with a walk-through closet leading to a private ensuite, while the second bedroom and bathroom are positioned for privacy and convenience. A versatile den offers space for a home office, study, or hobby room. Step outside to your private balcony for morning coffee or evening wind-downs. Secure underground parking keeps your vehicle safe year-round. Located close to the C-Train, shopping plazas, parks, schools, and the Genesis Centre, this condo offers both easy access and a sense of community, making it an ideal spot for first-time buyers, downsizers, or investors ready to move in.