



408, 7110 80 Avenue NE
Calgary, Alberta

MLS # A2301920



\$299,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Owned, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 481
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

2 Parking | Top Floor | 2 Bed+Den | 2 Bath. Top-floor living at its best in this bright and spacious 2 bed + den, 2 bath condo with 2 parking stalls. Ideally located just steps from the train station and close to shopping, restaurants, parks, and every daily amenity, this home offers the perfect blend of convenience and comfort. The open-concept layout is designed for modern living, featuring a functional kitchen, generous living and dining areas, and plenty of natural light throughout. The primary bedroom includes its own ensuite, while the second bedroom and versatile den provide excellent space for guests, a home office, or extra storage. Enjoy the added privacy and quiet of top-floor living, along with the rare bonus of 2 parking stalls. Whether you're a first-time buyer, investor, or looking to downsize, this well-located condo offers outstanding value in a highly convenient location.