308, 7110 80 Avenue NE
Calgary, Alberta

MLS # A2136237

$315,000

Division:	Saddle Ridge
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment

Size:	844 sq.ft.	**Age:**	2013 (11 yrs old)
Beds:	2	**Baths:**	2

Garage:	Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 456
Basement:	-	**LLD:**	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions:	None

Discover this beautifully maintained 2-bedroom, 2-bathroom condo, perfect for families or professionals seeking a blend of comfort and convenience. The unit features a spacious den, versatile enough to serve as a third bedroom, office, or extra storage space, adapting effortlessly to your needs. The modern kitchen boasts granite countertops and stainless steel appliances while both bathrooms are also elegantly finished with granite counters. Positioned on the quieter side of the complex, you'll enjoy peaceful nights away from the main road noise. The unit comes with secure underground parking and is move-in ready, having been professionally cleaned, freshly painted, and with carpets that have been thoroughly shampooed. The location is unbeatable! Across the other side of the complex, you’ll find Tim Hortons, grocery stores, restaurants, Circle-K/ESSO gas station, medical offices, etc. For nature lovers, a scenic pond with walking and bike trails is only a 1-2 minute walk. Public transit is a breeze with numerous bus stops in the area and the C-Train station just a 5-7 minute walk. Essential services such as the police station, ambulance, fire station, banks, FreshCo, Genesis and YMCA Centre, and various schools are also conveniently close. Don’t miss the chance to make this exceptional property your new home. Schedule your viewing today!