



417, 7130 80 Avenue NE
Calgary, Alberta

MLS # A2146261



\$305,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	781 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 427
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: none

price to sell. no more negotiation. house will be rented if it is not sell this week. Welcome to this stunning condo located in the heart of the vibrant community of Saddleridge with all the amenities you could desire. This exceptional property boasts 2 bedrooms, 2 bathrooms , offering ample space for comfortable living. Step into the inviting open floor plan . The master bedroom features a convenient walk-through closet leading to a luxurious 4-piece ensuite bathroom. The upgraded kitchen featuring elegant granite countertops, sleek stainless steel appliances, and a convenient eating bar perfect for casual dining or entertaining guests. Just installed commercial grade luxury vinyl plank flooring and fresh new paint throughout the house. do not forget to see large balcony. Enjoy the convenience of in-suite laundry and the added luxury of heated underground titled parking, ensuring comfort and ease in your daily life. Located close to a variety of amenities including the Saddletowne C-Train station, Genesis Centre, and an array of shopping destinations, schools, playgrounds, and popular restaurants. Easy access to major routes such as Stoney Trail makes commuting easy. Whether you're a first-time homebuyer looking for your home or an investor, this condo offers the perfect blend of comfort, convenience, and value. Call you favourite realtors now.