



**GRASSROOTS**  
REALTY GROUP

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**322, 7210 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2147039**



**\$329,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	742 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

Attention First Time Home Buyers and Investors!! Big Bright 2 bed 2 bath unit with heated underground parking. Bedrooms are opposite each other and so are the bathrooms so it's an easy renter or great for kids. Stainless Steel Appliances, granite countertops, In suite laundry large, screened balcony, close to all the amenities, C- train, shopping, restaurants, schools, playgrounds, Genesis Centre, easy access to the new Ring Road. COME SEE THIS GEM !!