



403, 7110 80 Avenue NE
Calgary, Alberta

MLS # A2153095



\$314,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 770 sq.ft. | Age: | 2013 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 421 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: N/A

Top Floor Unit! 2 Beds and 2 Baths and underground parking! Discover this exquisite top-floor condo in a vibrant community, perfectly combining comfort and convenience. Situated just moments from the train station, grocery stores, parks, schools, and recreational facilities, this home offers unparalleled access to all your daily needs. The open-concept layout, highlighted by a neutral color scheme, creates a welcoming and contemporary atmosphere throughout. The stylish kitchen features granite countertops, stainless steel appliances, and generous storage, making it a culinary haven. Located near a shopping area with Tim Hortons and various stores, this condo also benefits from low fees and includes a private underground heated parking spot. Ideal for comfortable living, this charming and practical space awaits you.