



424, 7210 80 Avenue NE
Calgary, Alberta

MLS # A2176964



\$350,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	964 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator		

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Don't miss out on this fantastic, spacious corner unit on the top floor—one of the largest in the building! This 2-bedroom, 2-bathroom gem features an open, airy living room, a separate dining area, and a cozy den, all topped off with beautiful laminate flooring throughout and sleek tile in the entry, kitchen, and bathrooms. Enjoy modern touches like stainless steel appliances and granite countertops in both the kitchen and bathrooms. Plus, you'll have a heated underground parking stall for those chilly days! This prime location on the quiet N side of the building puts you just steps away from everything: shopping, transit, LRT, the Genesis Centre, banks, groceries, and restaurants. It's a must-see—come check it out before it's gone!