



210, 7130 80 Avenue NE
Calgary, Alberta

MLS # A2188992



\$327,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	915 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 485
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Discover this well-located 2-bedroom, 2-bathroom condo with a versatile den in the heart of Saddle Ridge. This home offers a practical layout perfect for various lifestyles, whether you're a first-time buyer, downsizer, or looking for an investment property. The open-concept living area creates a welcoming atmosphere, with a functional kitchen that flows into the dining and living spaces. The primary bedroom features a convenient walk-through closet leading to an ensuite bathroom, while the second bedroom and bathroom are ideally situated for privacy. A standout feature is the den, which can serve as a home office, study, or hobby room. Step outside to your private balcony—a perfect spot for your morning coffee or evening relaxation. Located in vibrant Saddle Ridge, you'll appreciate the easy access to amenities. The C-Train station, shopping plazas, parks, and the Genesis Centre are all nearby, making daily errands and commutes a breeze. Enjoy the added convenience of secure underground parking, protecting your vehicle from the elements year-round. This condo offers a solid foundation with room to add your personal touch. Ready to explore the possibilities? Make sure to arrange a viewing and see the potential for yourself.