



GRASSROOTS
REALTY GROUP

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107, 7130 80 Avenue NE
Calgary, Alberta

MLS # A2200524



\$284,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	688 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 367
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: N/A

Presenting a stunning condo located in the heart of Saddle Ridge! With easy access to Stoney Trail and the NE train line, this modern 2-bedroom main-floor unit is ideal for any stage of life. The layout features a central dining and living area, with two spacious bedrooms on opposite sides for added privacy, along with a shared bathroom that has direct access from the master bedroom. The kitchen is highly functional, equipped with an island, stainless steel appliances, granite countertops, ample cabinetry, and a pantry/closet. Step out from the living room onto the covered stone patio, allowing for direct access without going through the lobby! This unit also includes convenient in-suite laundry and a heated underground parking space. Enjoy low condo fees and a maintenance-free lifestyle, all just minutes from schools, parks, shopping, and quick access to the airport!