



GRASSROOTS
REALTY GROUP

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202, 7210 80 Avenue NE
Calgary, Alberta

MLS # A2304158



\$288,500

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	967 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: none

Welcome to this beautifully maintained corner unit condo offering privacy, comfort, and convenience all in one package!. This bright and functional 2 bedrooms, 2 bathroom home features an open concept layout with a den & in suite laundry and a spacious balcony perfect for relaxing or entertaining. As an end unit, you'll enjoy extra windows and added natural light throughout. The thoughtful floor plan offers excellent separation between bedrooms, ideal for roommates or guests. Conveniently located with direct stair access to the parking lot and includes 1 underground heated parking for year-round comfort & 1 outside Total 2 spots parking. Situated just minutes from city transit and shopping centers . view this fantastic opportunity.