



GRASSROOTS
REALTY GROUP

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309, 7110 80 Avenue NE
Calgary, Alberta

MLS # A2315078



\$220,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	685 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 385
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Back on market due to financing. Welcome to this beautifully maintained condo in the vibrant community of Saddle Ridge — the perfect blend of comfort, convenience, and value! Featuring 2 spacious bedrooms and 1 full bathroom, this bright open-concept unit is ideal for first-time buyers, downsizers, or savvy investors. The modern kitchen is equipped with granite countertops, stainless steel appliances, a pantry, and plenty of cabinet space, flowing seamlessly into the living and dining areas. Enjoy the convenience of in-unit laundry, ample visitor parking, and a location that truly can't be beat. Just steps from the CTrain station, bus stops, Genesis Centre, schools, restaurants, and a major shopping plaza across the street. Whether you're looking for a place to call home or a fantastic investment opportunity, this unit checks all the boxes!