



GRASSROOTS
REALTY GROUP

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423, 7210 80 Avenue NE
Calgary, Alberta

MLS # A2316601



\$290,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: None

Welcome to this beautifully renovated 2-bedroom, 2-bathroom apartment in the highly sought-after community of Saddle Ridge. Offering modern finishes, a bright and spacious layout, and exceptional convenience, this home is perfect for professionals, small families, or investors. Ideally located within walking distance to the Saddletowne LRT Station and with easy access to Calgary Transit routes 159, 60, and 61, commuting is effortless. Residents will enjoy being just minutes from shopping, restaurants, schools, parks, recreation facilities, and all major amenities. This is a fantastic opportunity to own or invest in a move-in-ready home in one of Northeast Calgary's most convenient locations. Contact your REALTOR® today to schedule a private viewing.