



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

413, 7210 80 Avenue NE
Calgary, Alberta

MLS # A2333582



\$234,999

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	691 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air
Floors:	Tile, Vinyl
Roof:	-
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Stone Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 388
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: None

Welcome to this beautifully maintained top-floor 2-bedroom, 1-bathroom apartment in the highly desirable community of Saddle Ridge. Featuring a bright and open-concept layout, modern finishes, and stunning downtown Calgary and mountain views, this home is ideal for first-time buyers, professionals, downsizers, or investors. The spacious living area is filled with natural light and flows seamlessly into the kitchen and dining space, creating a comfortable setting for both everyday living and entertaining. Conveniently located just a short walk to the Saddletowne LRT Station and Calgary Transit, commuting is quick and easy. You'll also enjoy close proximity to shopping, restaurants, schools, parks, recreation facilities, and all the amenities Saddle Ridge has to offer. Whether you're looking for a move-in-ready home or a fantastic investment opportunity, this top-floor unit offers exceptional value in one of Northeast Calgary's most sought-after communities. Call your Realtor and book your private showing today!