

215, 7210 80 Avenue NE  
Calgary, Alberta

MLS # A2252497



## \$264,500

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                                |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                   |
| <b>Size:</b>     | 760 sq.ft.                                  | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 2                                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                           |               |                   |
| <b>Lot Feat:</b> | -                                           |               |                   |

|                    |                                                                                               |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile                                                                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                             | <b>Condo Fee:</b> | \$ 411 |
| <b>Basement:</b>   | -                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                            | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** None

Welcome to this beautifully maintained and spacious 2-bedroom, 2-bathroom condo with a separate dining area, ideal for first-time buyers, downsizers, or investors! Offering 760 sq. ft. of bright, south-facing living space, this home is filled with natural light from large windows throughout. The open-concept kitchen features granite countertops, stainless-steel appliances and ceramic tile flooring, perfect for both everyday living and entertaining. The smart floor plan places bedrooms on opposite sides for added privacy, with each bedroom featuring its own walk-through closet and attached full bathroom. The primary suite includes a generous walk-through closet leading to a 4-piece ensuite with ceramic tile flooring, while the versatile dining area easily accommodates a full-sized dining table, separate from the living room. Additional highlights includes Titled, heated underground parking, In-suite laundry, Private balcony for fresh air and relaxation, Low condo fees that include heat, water, drainage, garbage, snow removal, insurance, and exterior maintenance. This home offers exceptional value with affordable pricing and great mortgage options. Located close to transit, schools, shopping, YMCA, parks, and playgrounds, plus just 10 minutes to the airport and 20 minutes to downtown. Stop renting and start building equity &mdash; this is an opportunity you don't want to miss! Book your private showing today!