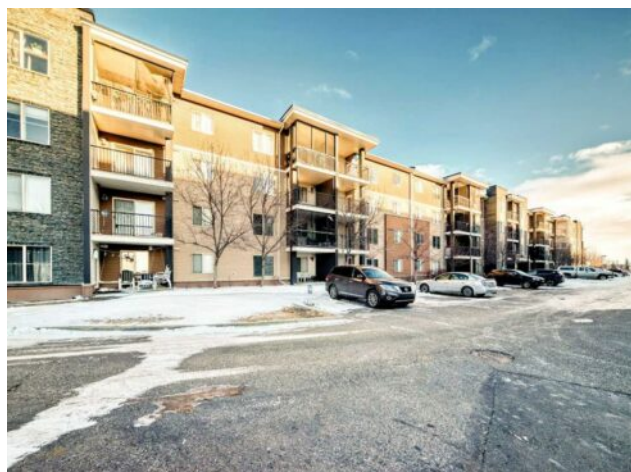


**321, 7110 80 Avenue NE  
Calgary, Alberta**

**MLS # A2275710**



# \$249,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	769 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** NONE

Welcome to this well-kept 3rd floor apartment located in the desirable community of Saddle Ridge, offering a great location and a comfortable, low-maintenance lifestyle. The unit is south-facing and features an open floor plan, new vinyl plank flooring, fresh paint, a large window and a patio door that leads to your private balcony—perfect for enjoying natural light throughout the day. The large living area is perfect for family or guests with patio door leading to balcony. Adjacent to the living area is the space for dining. The kitchen which is thoughtfully designed with quartz countertops, ample cabinetry making it both stylish and functional. A separate laundry area beside the kitchen adds to the practicality of the layout. This unit offers two spacious bedrooms and two full bathrooms. The good-sized primary bedroom includes its own ensuite bathroom and a huge closet along with a window for outside view. The second bedroom too has its own closet and big window for the views of outdoors. The other full bathroom serves the second bedroom. Additional highlights include titled underground parking for year-round convenience and security. The location is hard to beat as it is right across the 80 ave plaza offering a convenience store, restaurants, grocery stores, medical office, Tim Horton's and more. Hugh A. Bennett School is just a short walk away, along with a nearby park and pond for outdoor enjoyment. Transit facility is near to the building, making commuting around Calgary simple. This property is a great option for investors or future owners looking for comfort, convenience, and a low-maintenance lifestyle.