

217, 7130 80 Avenue NE  
Calgary, Alberta

MLS # A2280683



## \$269,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 770 sq.ft.                         | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 434 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters                |                   |        |

**Inclusions:** N/A

Step into this well-designed 769.62 sq. ft. 2-bedroom, 2-bathroom condo ideally located in the heart of Saddle Ridge. Recently refreshed with modern laminate flooring, this home feels bright and move-in ready. The open-concept layout seamlessly connects the kitchen, dining, and living areas, making it perfect for both everyday living and entertaining, while the functional kitchen offers ample cabinet and counter space. The primary bedroom features a walk-through closet leading to a private ensuite, while the second bedroom and full bathroom are thoughtfully positioned for added privacy. Enjoy your morning coffee or unwind in the evening on your private balcony, and appreciate the convenience of an assigned parking stall. Located just minutes from the C-Train, shopping plazas, parks, schools, and the Genesis Centre, this condo is ideal for first-time buyers, downsizers, or investors seeking comfort, convenience, and value in a well-connected community.