

117, 7130 80 Avenue NE  
Calgary, Alberta

MLS # A2281253



**\$259,990**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 670 sq.ft.                         | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 353 |
| <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, No Animal Home, No Smoking Home, Quartz Counters |                   |        |

**Inclusions:** n/a

2 BEDROOMS | 1 BATHROOM | GROUND FLOOR | HIGH END FINISHES | Welcome to Your New Home! This beautifully appointed 2-bedroom, 1-bath condo offers the perfect combination of style, comfort, and convenience. Designed with modern living in mind, the open-concept layout features luxury vinyl plank flooring throughout, creating a cohesive and contemporary aesthetic. The kitchen is a standout, showcasing granite countertops, premium stainless steel appliances, and ample cabinetry&mdash;ideal for both everyday living and entertaining. Both bedrooms are generously sized, offering excellent closet space and natural light, making them perfect for restful retreats or home office setups. Located in a desirable and well-connected community, you&rsquo;ll enjoy close proximity to shopping centres, restaurants, parks, and a variety of recreational amenities. With easy access to public transit, commuting to work or exploring the city is effortless. Low condo fees add to the exceptional value, making this an ideal opportunity for first-time buyers, downsizers, or investors. Don&rsquo;t miss your chance to own this modern and move-in-ready condo. Schedule your private showing today and experience the perfect blend of contemporary design and urban convenience.