318, 7210 80 Avenue NE
Calgary, Alberta

MLS # A2213564

$234,900

Division:	Saddle Ridge
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	577 sq.ft.	**Age:**	2013 (12 yrs old)
Beds:	1	**Baths:**	1

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 309
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	N/A

PERFECT PROPERTY for First Time Home Buyers, Young Professionals, Couples or even Real Estate Investors. Vacant and Available for possession immediately!!** This 1 bedroom, 1 bathroom apartment is well kept and maintained. 3rd floor condo situated in a building close to bustling commercial amenities, delightful restaurants, Tim Hortons and easy access to public transit. Step into Freshly painted, and well-kept clean home— in the heart of Saddle ridge! Upon entry, you step into the foyer with mud closet on one side and the 4 pc bath on other. Across the entrance is a spacious living room and dining area. Huge balcony off the living space. Tons of light and lots of space for a couple/ young family/ investor. The primary bedroom includes a walk-in closet. Included with this unit is 1 titled underground heated parking, ensuring convenience and comfort, especially during the colder months. Beyond these comforts, the unit includes in-suite washer/dryer stacked combo for convenient laundry and a large, covered balcony — the perfect setting for a joyful morning coffee or sunny BBQ gatherings with friends and family. Don't miss out on the opportunity to make this your new home. Contact today for a viewing!!