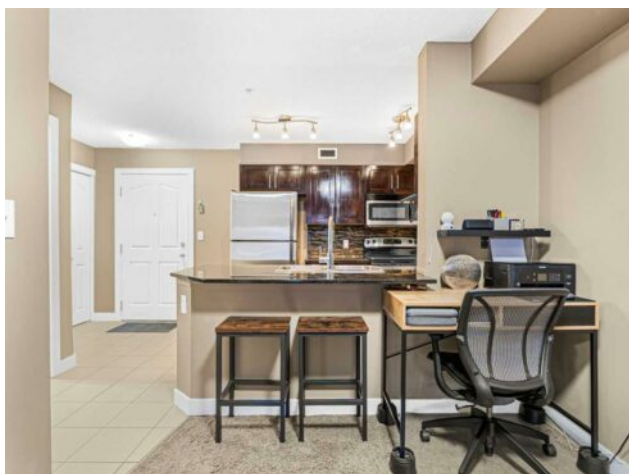


311, 7130 80 Avenue NE
Calgary, Alberta

MLS # A2216850



\$235,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	512 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 279
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home		

Inclusions: NA

Your Perfect Condo Awaits! Whether you're stepping into the market for the first time or expanding your investment portfolio, this exceptional 1-bedroom, 1-bathroom home is a must-see. Lovingly maintained by its original owner, this condo shines with pride of ownership throughout. You'll be welcomed by a generous entryway with a spacious closet—great for coats, shoes, or extra storage. The kitchen is smartly positioned near the entrance, making unloading groceries easy. It features granite countertops, stainless steel appliances, an eating bar, and ample cabinetry—perfect for cooking and entertaining. The 4-piece bathroom is stylish and functional, with a granite vanity and a shower/tub combo. The open living area offers flexibility for your ideal layout and has plenty of wall space for a large screen or artwork. Just off the living room, the bedroom is both cozy and functional, complete with a large closet and access to your private outdoor patio—perfect for morning coffee or evening unwinding. To top it all off, this condo includes a titled underground parking stall, and condo fees are fully paid until July 2025—a rare bonus you'll definitely appreciate. This is more than just a condo—it's a smart move. Contact your favorite realtor today and book a private showing!