

**318, 7210 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2186856**



**\$229,990**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	577 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

**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 a bustling commercial plaza, delightful restaurants, Tim Hortons and easy access to public transit. Step into Freshly painted, and well-kept clean home&mdash; 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 the 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 &mdash; 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!