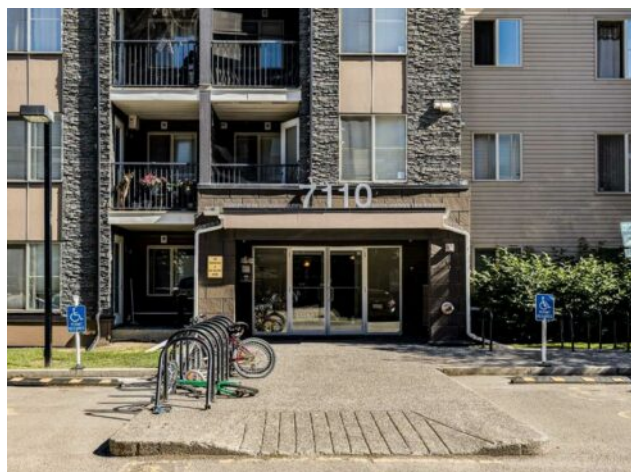


212, 7110 80 Avenue NE  
Calgary, Alberta

MLS # A2235574



# \$245,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Saddle Ridge                       |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 572 sq.ft.                         | Age:   | 2013 (12 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                |            |        |
|-------------|------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                      | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank              | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                | Condo Fee: | \$ 294 |
| Basement:   | -                                              | LLD:       | -      |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                | Zoning:    | M-2    |
| Foundation: | -                                              | Utilities: | -      |
| Features:   | Ceiling Fan(s), No Animal Home, Open Floorplan |            |        |

Inclusions: window covering

Welcome to #212 &ndash; 7110 80 Ave NE! Looking for a great rental or investment opportunity with LOW CONDO FEE? This 2-bedroom, 1-bathroom unit offers incredible value with stylish Luxury Vinyl Plank flooring and a functional, open-concept layout that comfortably accommodates a small family or roommates. Enjoy a bright kitchen that flows into a generous living and dining area&mdash;perfect for relaxing or entertaining. Both bedrooms are well-sized, ideal for a home office or guest space. Located in a well-maintained building with a great rental return, and close to shopping, schools, parks, and transit, this is a great opportunity to own in a vibrant and growing community at an accessible price point. Don&rsquo;t miss out&mdash;book your showing today!