

**405, 7210 80 Avenue NE
Calgary, Alberta**

MLS # A2240676



\$327,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 456
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Balcony Black Netting

This bright and spacious top-floor unit is one of the most desirable layouts in the building! Featuring an open-concept design, this home offers 2 bedrooms, 2 full bathrooms, and a functional den — perfect for a home office or additional storage. The modern kitchen is equipped with a breakfast bar and flows seamlessly into the dining and living areas, ideal for entertaining. Step out onto the private balcony and enjoy city views. Located directly across from a variety of shops, restaurants, and transit, and just a few minutes's drive to the Genesis Centre, schools, Peter Lougheed Hospital, and the C-Train, this location is incredibly convenient for everyday living. This unit has been professionally cleaned, is VACANT and available for a quick possession. A fantastic opportunity for first-time buyers, downsizing, or investors. Don't miss your chance to own one of the best floor plans on the top floor.