

**210, 7110 80 Avenue NE  
Calgary, Alberta**

**MLS # A2278368**

**\$260,000**



<b>Division:</b>	Saddle Ridge	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	699 sq.ft.	<b>Age:</b> 2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 1
<b>Garage:</b>	Stall	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 372
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** n/a

Welcome to this beautifully updated and well-maintained condo that's truly move-in ready. Featuring two generous bedrooms and a full bathroom, this home offers a functional layout designed for comfortable, low-maintenance living. The modern kitchen is highlighted by granite countertops and brand-new stainless steel appliances, while newly installed laminate flooring adds a fresh, contemporary feel throughout the main living area. The bright and inviting living space is perfect for relaxing or entertaining. Located just minutes from shopping, dining, and everyday conveniences including Tim Hortons and nearby retail, this home also offers excellent accessibility to major routes. Low condo fees add to the value, and the dedicated parking stall located just steps from the stairwell provides unmatched convenience. Cozy yet refined, this condo is an ideal opportunity for first-time buyers, downsizers, or investors seeking a turnkey property in a highly convenient location.