

**414, 7180 80 Avenue NE
Calgary, Alberta**

MLS # A2282354



\$224,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	507 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 295
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: garage remote control

This bright top 4th-floor condo offers 507 sq. ft. of functional living space, conveniently located close to the elevator. The unit features a carpeted bedroom (8'11" x 11'4") that fits a double size bed with side tables, a spacious living room, and a four-piece bathroom with a granite countertop sink. The kitchen boasts a granite breakfast countertop, double sink, stove, microwave, dishwasher, and a brand new fridge,. Additional highlights include a brand new in-suite washer and dryer and one titled underground parking stall (#463). Residents enjoy excellent convenience with a bus stop right outside, Tim Horton's, a gas station, and a strip mall including groceries just across the street. Genesis Centre, YMCA, and Saddletowne LRT are all within walking distance. Easy access to the airport, Stoney Trail, CrossIron Mills Mall, and Balzac make this location ideal for commuting and shopping.