

102, 7110 80 Avenue NE  
Calgary, Alberta

MLS # A2177848



## \$339,999

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	983 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Greenbelt, Landscaped, Level		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 514
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** none

Welcome to the largest corner unit in the building offering bright, open living space and premium features. This spacious apartment includes 2 bedrooms, 2 full bathrooms, and a den ideal for a home office, plus two parking spaces—one titled underground and one assigned outdoor stall. Inside, enjoy modern laminate flooring, fresh paint, and in-suite laundry. The kitchen boasts stainless steel appliances, granite countertops, and plenty of space. The primary bedroom features an en-suite bathroom and walk-in closet, providing a private retreat. A west-facing patio makes a perfect spot for summer BBQs and relaxing in the sun. Located in a prime NE location, this unit offers unparalleled convenience. Tim Hortons, gas station, grocery store, multiple restaurants and bus stops are right across the street. Shoppers Drug Mart, Chalo Freshco, Genesis Centre, as well as Saddletowne C-Train Station are all just a 5-7 minute walk away. Backing onto a large green space with a walking trail, this unit truly has everything a homeowner could want. Don't wait, book your showing today and make this beautiful property yours!