## 587-899-3773

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## 107, 7130 80 Ave NE Calgary, Alberta

MLS # A2172059



\$304,900

Division: Saddle Ridge Residential/Low Rise (2-4 stories) Type: Style: Low-Rise(1-4) Size: 688 sq.ft. Age: 2013 (11 yrs old) **Beds:** Baths: Garage: Underground Lot Size: Lot Feat:

**Heating:** Water: Baseboard Floors: Sewer: Vinyl Roof: Condo Fee: \$ 367 **Basement:** LLD: Exterior: Zoning: Vinyl Siding, Wood Frame M-2 Foundation: **Utilities:** 

Features: Breakfast Bar, No Animal Home, No Smoking Home

Inclusions: N/A

Presenting a stunning condo located in the heart of Saddle Ridge! With easy access to Stoney Trail and the NE train line, this modern 2-bedroom main-floor unit is ideal for any stage of life. The layout features a central dining and living area, with two spacious bedrooms on opposite sides for added privacy, along with a shared bathroom that has direct access from the master bedroom. The kitchen is highly functional, equipped with an island, stainless steel appliances, granite countertops, ample cabinetry, and a pantry/closet. Step out from the living room onto the covered stone patio, allowing for direct access without going through the lobby! This unit also includes convenient in-suite laundry and a heated underground parking space. Enjoy low condo fees and a maintenance-free lifestyle, all just minutes from schools, parks, shopping, and quick access to the airport!