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322, 7210 80 Avenue NE
Calgary, Alberta

MLS # A2213183



\$299,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Immaculate and recently renovated 2 bedroom + den, 2 bathroom condo located on the 3rd floor of the Evolution Plan from the builder. This bright and clean unit features brand new carpet, fresh paint, and a modern feel throughout. The functional layout includes a spacious primary bedroom with 4-piece en-suite, a second full bath, and a versatile den perfect for a home office or additional storage. The open-concept kitchen boasts granite countertops, stainless steel appliances, and a convenient in-suite laundry. Additional features include titled underground heated parking and a west-facing balcony for great natural light. Prime location across from major amenities—bus route, schools, shopping, Tim Hortons, gas station, and LRT station—all within walking distance. Very easy to show and shows 10/10. Don't miss out on this exceptional opportunity!