



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**207, 7130 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2217330**



**\$274,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	690 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 367
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

**Inclusions:** Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Beautiful well kept 2-bedroom 1-bathroom unit with open concept floor plan. Upon entry you will notice the open dining and kitchen area. Spacious living room with doors that lead to the covered balcony. The kitchen is a good size and equipped with stainless steel appliances and granite counters. The 2 bedrooms have a great layout with them on opposites sides for maximum privacy. The MASTER has a cheater door to the bathroom, and walk in closet. In suite laundry with storage space. Heated UNDERGROUND parking & easy access to the elevator. Condo fees include HEAT & WATER! Across the street from AMENITIES including Tim Hortons, Esso/Macs, Liquor Stores, Restaurants and Doctors office. Bus stop is in front of the complex. LRT and Genesis Center within walking distance. Close to Stoney & Metis Trail. Close to school and playground. Book your showing today!