



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

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**412, 7210 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2219949**



**\$240,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	508 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 265
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** N/A

Top Floor Unit! Low Condo Fees. Why rent when you can own?\*Perfect property for First Time Home Buyers, Young Professionals, Couples or even Real Estate Investors. Vacant and Available for possession immediately!! This 1 bedroom, 1 bathroom apartment is well kept and maintained. Modern Open Concept Living Space Featuring loads of Upgrades including GRANITE countertops, TILE backsplash, hardwood floors . Freshly painted, and well-kept clean home&mdash; in the heart of Saddle ridge. Located across the street from a bustling SHOPPING PLAZA, This is a fantastic opportunity to own a comfortable, well-maintained condo in a sought-after community. Don&rsquo;t miss out. Book your viewing today!