

301, 7180 80 Avenue NE
Calgary, Alberta

MLS # A2198882



\$319,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	970 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Leased, Parkade, Parking Lot, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your DREAM HOME! This exquisite condo offers a blend of LUXURY and COMFORT, featuring an OPEN CONCEPT FLOOR PLAN that seamlessly connects each space for a harmonious living experience. Step into the GRAND FOYER, adorned with beautiful tiles and a spacious closet perfect for storing jackets and shoes. Part of this inviting entryway can even be transformed into a cozy OFFICE SPACE. The heart of the home is the MODERN KITCHEN, boasting a large window that floods the space with natural light. Enjoy cooking on the GRANITE COUNTERTOP with an EAT-IN BAR, complete with a pull-out faucet for easy vegetable washing. The kitchen flows effortlessly into the DINING and LIVING AREAS, making it perfect for entertaining. Nearby, you'll find a conveniently located 4 PC WASHROOM, ideal for guests and everyday use. Retreat to the MASTER BEDROOM, a sanctuary that easily accommodates a king-sized bed. This luxurious space seamlessly flows into a WALK-IN CLOSET and a 4 PC ENSUITE, providing ultimate privacy and convenience. The SECONDARY BEDROOM is equally impressive, offering ample space for kids, extended family, or friends to stay over. Enjoy the convenience of a SEPARATE WALK-IN LAUNDRY AREA, equipped with a stacked washer and dryer, and plenty of storage for laundry and cleaning supplies. Step outside to the LARGE SQUARE-SHAPED BALCONY and take in the UNOBSTRUCTED VIEWS of the Calgary skyline. It's the perfect spot for morning coffee or evening relaxation. This condo features 2 PARKING SPACES: one TITLED PARKING spot in an UNDERGROUND SECURE GARAGE and a second LEASED PARKING spot on the surface. Additionally, there is AMPLE PARKING for visitors, ensuring your guests always have a place to park. Located across the street from a

bustling SHOPPING PLAZA, you'll have easy access to Mega Sanjha Punjab, Esso Gas Station, Pharmacy, Physio, Tim Hortons, and a variety of restaurants including Rasoi, Chai Bar, Tava Wok, Amritsari Tadka, and The Khokha. Don't miss out on this INCREDIBLE OPPORTUNITY to own a piece of luxury in the heart of Calgary. Schedule your viewing today and make this stunning condo your new home!