



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

411, 7130 80 Avenue NE
Calgary, Alberta

MLS # A2218066



\$228,999

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	510 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 264

LLD: -

Zoning: M-2

Utilities: -

Inclusions: 3 security door key FOBS

Welcome to this TOP FLOOR 1 bedroom condo that won't break the bank! Condo fees are only \$265 which includes everything except power. Featuring INSUITE LAUNDRY, stainless steel appliances, open floorplan, FRESHLY PAINTED, and a covered balcony. Includes 1 assigned parking stall, but a coveted bonus is that the building sides a street with lots of extra street parking. Don't have a car? No worries as this perfect location is located close to a plethora of amenities. Right across the street is a Tim Hortons, Esso, food stores, and bussing. Or you can walk only 15 minutes to the Saddletowne shopping area and the LRT station! Complex allows pets which is perfect with all the immediate surrounding walking paths. Tenant on a 6 month lease until the end of Feb. Turnkey investment.