



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

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212, 7110 80 Avenue NE  
Calgary, Alberta

MLS # A2235574



**\$245,000**

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	572 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 294
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, Open Floorplan		

Inclusions: window covering

Welcome to #212 &ndash; 7110 80 Ave NE! Looking for a great rental or investment opportunity with LOW CONDO FEE? This 2-bedroom, 1-bathroom unit offers incredible value with stylish Luxury Vinyl Plank flooring and a functional, open-concept layout that comfortably accommodates a small family or roommates. Enjoy a bright kitchen that flows into a generous living and dining area&mdash;perfect for relaxing or entertaining. Both bedrooms are well-sized, ideal for a home office or guest space. Located in a well-maintained building with a great rental return, and close to shopping, schools, parks, and transit, this is a great opportunity to own in a vibrant and growing community at an accessible price point. Don&rsquo;t miss out&mdash;book your showing today!