



321, 7110 80 Avenue NE, Calgary, Alberta - \$279,900



Main Photo

Property Description

Welcome to an exceptional investment opportunity and a lifestyle of unparalleled convenience in Saddleridge. This spacious 3rd floor, 2 bedroom, 2 full bathroom apartment is perfectly positioned for both investors and future owner occupants seeking a low maintenance, connected lifestyle.

Step outside your door and find everything you need right across the street in the vibrant strip mall, featuring a convenience store, diverse restaurants, a medical office, and more. few steps from Hugh A. Bennett School. Enjoy serene moments just a few steps away at the community park and pond, perfect for evening strolls or morning jogs.

Commuting is a breeze with the LRT station within easy walking distance, placing the entire city of Calgary within your reach. This unit also includes the highly desirable benefit of a secure underground parking stall.

Currently tenant occupied and generating strong rental income at \$2,100/month, this is a turnkey

investment poised for success. Discover the perfect blend of comfort, income, and location.

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