

# \$255,000 - 321, 7110 80 Avenue Ne, Calgary

MLS® #A2266787

**\$255,000**

2 Bedroom, 2.00 Bathroom, 769 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

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. This is a turnkey investment poised for success. Discover the perfect blend of comfort, income, and location.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2266787  |
| Price          | \$255,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 769       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2013              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 321, 7110 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 0N4                |

### **Amenities**

|                |                |
|----------------|----------------|
| Amenities      | Other, Parking |
| Parking Spaces | 1              |
| Parking        | Underground    |

### **Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters                                               |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central                                                                       |
| Cooling           | Other                                                                         |
| # of Stories      | 4                                                                             |

### **Exterior**

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Construction      | Wood Frame |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 8                  |
| Zoning         | M-2                |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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