

# \$245,000 - 110, 7210 80 Avenue Ne, Calgary

MLS® #A2247938

**\$245,000**

2 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

WELL MAINTAINED CONDO WITH  
UNDERGROUND PARKING | 2 BEDROOMS  
| GROUND FLOOR | SPACIOUS PATIO |  
LOW CONDO FEES\*\*\*

Offering the perfect blend of convenience, comfort, and value, this home boasts a open plan living space and a kitchen with stainless steel appliances, granite countertops, and warm wood cabinetry. The kitchen, bathroom, and entry are finished with sleek tiled floors, adding both style and durability. Two bedrooms make this ideal for kids or having a home office. The unit has been recently painted making it neutral throughout (not shown on photos).

Enjoy easy access to the outdoors from your spacious patio, great for stepping out for walks. Your titled underground parking stall, with space for storage, is perfect for avoiding the snow and rain. And you'll appreciate low condo fees of \$308 that cover everything except electricity. \*\*\* Living in Saddleridge means you're just minutes from Saddletowne LRT Station, making commuting a breeze. You'll find shopping, groceries, restaurants, schools, playgrounds, and the Genesis Centre all close by, plus quick access to Stoney Trail, Metis Trail, and the Calgary International Airport. With its vibrant, multicultural community and abundance of amenities, Saddleridge offers both great value and an unbeatable lifestyle.

Whether you're a first-time buyer,



downsizer, or investor, this is an excellent opportunity to own in one of Calgary's most connected neighbourhoods! Contact me to book your showing and see why this could be a smart move for you!

Built in 2012

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247938          |
| Price          | \$245,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 576               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 110, 7210 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 0N7                |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Titled, Underground                           |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Open Floorplan, Vinyl Windows                     |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |

|              |                      |
|--------------|----------------------|
| Heating      | Natural Gas, Radiant |
| Cooling      | None                 |
| # of Stories | 4                    |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Private Entrance  |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame, Mixed |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 5                 |
| Zoning         | M-2               |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.