

# \$299,000 - 322, 7210 80 Avenue Ne, Calgary

MLS® #A2213183

**\$299,000**

2 Bedroom, 2.00 Bathroom, 762 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Immaculate and recently renovated 2 bedroom + den, 2 bathroom condo located on the 3rd floor of the Evolution Plan from the builder. This bright and clean unit features brand new carpet, fresh paint, and a modern feel throughout. The functional layout includes a spacious primary bedroom with 4-piece en-suite, a second full bath, and a versatile den perfect for a home office or additional storage. The open-concept kitchen boasts granite countertops, stainless steel appliances, and a convenient in-suite laundry. Additional features include titled underground heated parking and a west-facing balcony for great natural light. Prime location across from major amenitiesâ€”bus route, schools, shopping, Tim Hortons, gas station, and LRT stationâ€”all within walking distance. Very easy to show and shows 10/10. Donâ€™t miss out on this exceptional opportunity!

Built in 2013

## Essential Information

MLS® #	A2213183
Price	\$299,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	762
Acres	0.00
Year Built	2013



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	322, 7210 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N7

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	April 24th, 2025
Days on Market	57
Zoning	M-2

### Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.