

\$329,000 - 405, 7210 80 Avenue Ne, Calgary

MLS® #A2240676

\$329,000

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

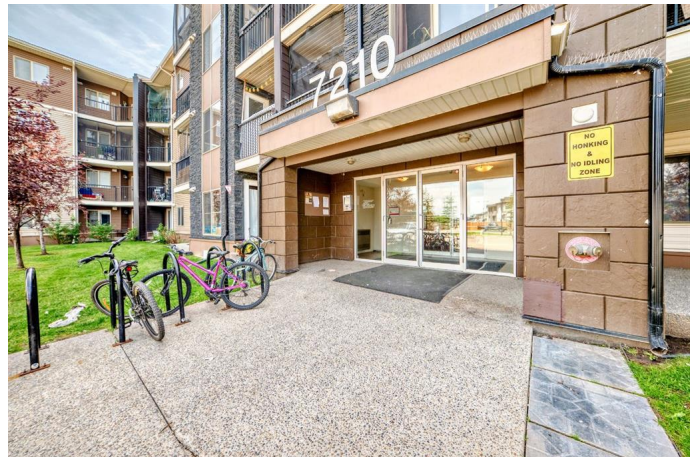
Saddle Ridge, Calgary, Alberta

New Pictures added July 30, 2025 as this unit is now Vacant. This bright and spacious top-floor unit is one of the most desirable layouts in the building! Featuring an open-concept design, this home offers 2 bedrooms, 2 full bathrooms, and a functional den â€” perfect for a home office or additional storage. The modern kitchen is equipped with a breakfast bar and flows seamlessly into the dining and living areas, ideal for entertaining. Step out onto the private balcony and enjoy city views. Located directly across from a variety of shops, restaurants, and transit, and just a few minutesâ€™ drive to the Genesis Centre, schools, Peter Lougheed Hospital, and the C-Train, this location is incredibly convenient for everyday living. This unit has been well cared for by long-term tenants, is now VACANT and available for a quick possession. A fantastic opportunity for first-time buyers, downsizing, or investors. Donâ€™t miss your chance to own one of the best floor plans on the top floor.

Built in 2013

Essential Information

MLS® #	A2240676
Price	\$329,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	846
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	405, 7210 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N7

Amenities

Amenities	Bicycle Storage, Elevator(s), Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
-------------	-----------------

Days on Market	17
Zoning	M-2

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

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.