

# \$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	7
Zoning	M-2

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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