

# \$245,000 - 212, 7110 80 Avenue Ne, Calgary

MLS® #A2235574

## \$245,000

2 Bedroom, 1.00 Bathroom, 572 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

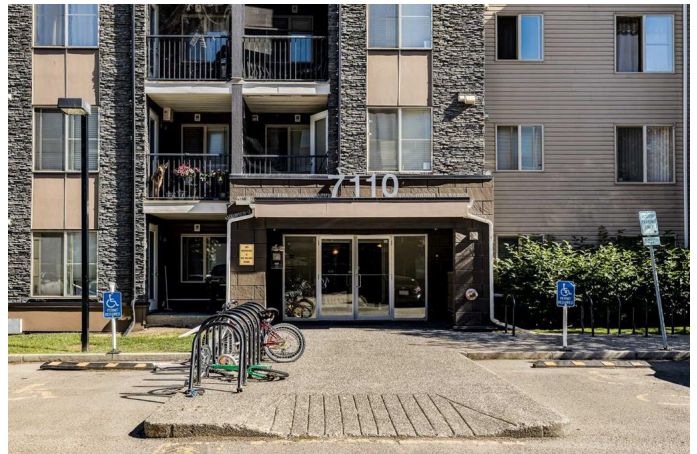
Welcome to #212 – 7110 80 Ave NE!

Looking for a great rental or investment opportunity with LOW CONDO FEE? This 2-bedroom, 1-bathroom unit offers incredible value with stylish Luxury Vinyl Plank flooring and a functional, open-concept layout that comfortably accommodates a small family or roommates. Enjoy a bright kitchen that flows into a generous living and dining area—perfect for relaxing or entertaining. Both bedrooms are well-sized, ideal for a home office or guest space. Located in a well-maintained building with a great rental return, and close to shopping, schools, parks, and transit, this is a great opportunity to own in a vibrant and growing community at an accessible price point. Don't miss out—book your showing today!

Built in 2013

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235574    |
| Price          | \$245,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 572         |
| Acres          | 0.00        |
| Year Built     | 2013        |
| Type           | Residential |



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

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 212, 7110 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 0N4                |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, Open Floorplan                            |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                 |
| Cooling           | None                                                                      |
| # of Stories      | 4                                                                         |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 30             |
| Zoning         | M-2            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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