

# \$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	8
Zoning	M-2

### **Listing Details**

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.