

# \$279,900 - 321, 7110 80 Avenue Ne, Calgary

MLS® #A2253973

## \$279,900

2 Bedroom, 2.00 Bathroom, 769 sqft

Single Family on 0.00 Acres

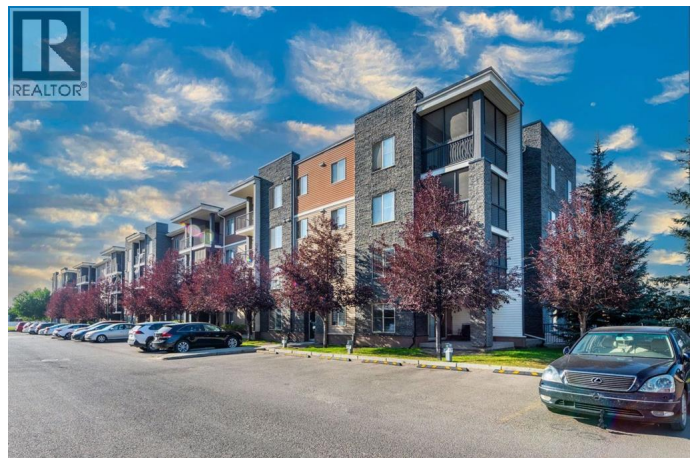
Saddle Ridge, Calgary, Alberta

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. Currently tenant occupied and generating strong rental income at \$2,100/month, this is a turnkey investment poised for success. Discover the perfect blend of comfort, income, and location. (id:6289)

Built in 2013

## Essential Information

Listing #	A2253973
Price	\$279,900
Bedrooms	2
Bathrooms	2.00



Square Footage	769
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	321, 7110 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
Province	Alberta
Postal Code	T3J0N4

### Amenities

Amenities	Park, Playground, Schools, Shopping, Other
Features	See remarks, Other
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	See Remarks
# of Stories	4

### Exterior

Exterior	Asphalt, Vinyl siding
Construction	Wood frame

### Listing Details

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



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 11:31am PDT