

**202, 7110 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2319214**



## \$284,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 969 sq.ft.                         | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                      |                   |        |
|--------------------|--------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central                                                                              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                    | <b>Condo Fee:</b> | \$ 543 |
| <b>Basement:</b>   | -                                                                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                      | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Welcome to one of the largest corner unit in building with 2 bedroom, 2 bathroom + a DEN apartment located in a prime Saddle Ridge location at Unit 202 – 7110 80 Avenue NE. Offering a perfect blend of comfort, functionality, and convenience, this home is ideal for first-time buyers, downsizers, or investors. The Corner unit features a thoughtfully designed open-concept layout with a modern kitchen overlooking the living and dining areas—perfect for everyday living and entertaining. Large windows fill the space with natural light, creating a bright and welcoming atmosphere. The spacious primary bedroom includes a walk-in closet and a private 4-piece ensuite, while the second bedroom is generously sized and conveniently located near the main 4-piece bathroom. Additional highlights include in-suite laundry, a private balcony ideal for relaxing or summer BBQs, and a dedicated parking stall for added convenience. The building is well maintained and offers a low-maintenance lifestyle. Situated steps from shopping, grocery stores, restaurants, medical offices, schools, parks, playgrounds, and public transit, with quick access to major roadways, this location is hard to beat. A fantastic opportunity to own a move-in-ready condo in one of NE Calgary’s most vibrant and convenient communities.