

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

MLS® #A2253973

\$279,900

2 Bedroom, 2.00 Bathroom, 769 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

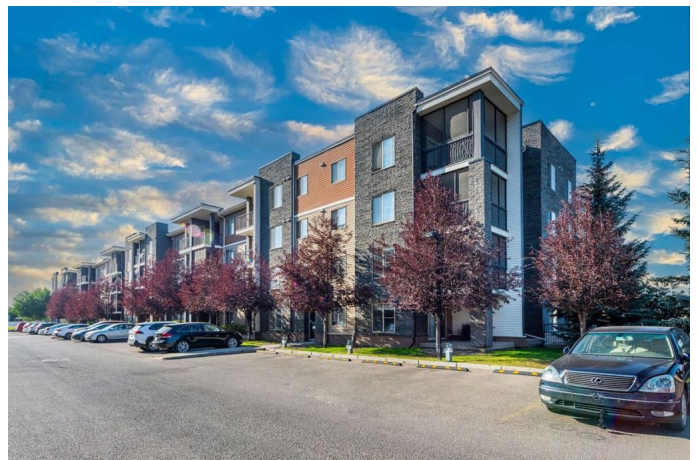
Welcome to an exceptional investment opportunity and a lifestyle of unparalleled convenience in Saddleridge. This spacious 3rd floor, 2 bedroom, 2 full bathroom apartment is perfectly positioned for both investors and future owner occupants seeking a low maintenance, connected lifestyle.

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.

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.



Built in 2013

Essential Information

MLS® # A2253973

Price \$279,900

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	T3J0N4

Amenities

Amenities	Other
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Few Trees, Other
Construction	Vinyl Siding, Wood Frame, Asphalt

Additional Information

Date Listed	September 3rd, 2025
Days on Market	38

Zoning

M-2

Listing Details

Listing Office

URBAN-REALTY.ca

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.