

# \$334,400 - 202, 7210 80 Avenue Ne, Calgary

MLS® #A2242394

## \$334,400

2 Bedroom, 2.00 Bathroom, 967 sqft

Residential on 0.00 Acres

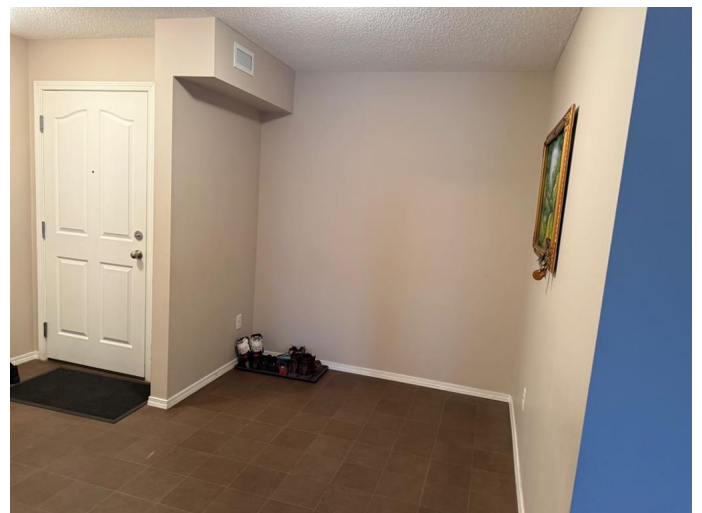
Saddle Ridge, Calgary, Alberta

Welcome to this beautifully maintained end unit condo offering privacy, comfort, and convenience all in one package! This bright and functional 2 bedroom, 2 bathroom home features an open concept layout with Den & in-suite laundry and a spacious balcony perfect for relaxing or entertaining. As an end unit, you'll enjoy extra windows and added natural light throughout. The thoughtful floor plan offers excellent separation between bedrooms, ideal for roommates or guests. Conveniently located with direct stair access to the parking lot and includes underground heated parking for year-round comfort. Situated just minutes from city transit and shopping centers, this location makes daily errands and commuting easy. Whether you're a first time buyer, or investor this unit checks all the boxes. view this fantastic opportunity.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2242394  |
| Price          | \$334,400 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 967       |
| Acres          | 0.00      |
| Year Built     | 2013      |



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

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 202, 7210 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J0N7                 |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Elevator(s), Laundry, Visitor Parking       |
| Parking Spaces | 2                                           |
| Parking        | Assigned, Heated Garage, Stall, Underground |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Elevator, Granite Counters, No Animal Home, No Smoking Home                          |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Electric                                                                  |
| Cooling           | None                                                                                 |
| # of Stories      | 4                                                                                    |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Private Entrance       |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 48              |
| Zoning         | M-2             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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