

# \$262,000 - 304, 7110 80 Avenue Ne, Calgary

MLS® #A2243679

**\$262,000**

2 Bedroom, 2.00 Bathroom, 761 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

In the heart of Saddle ridge we bring you this Newly Renovated 3rd floor Apartment with 2 Bed /2 Bath and 1 Heated Underground Parking stall. Seller recently finished renovations and now this unit has Brand new Flooring, Fresh Paint, Brand New Refrigerator And Stove and Kitchen was replaced 1 year ago. This neat and clean unit is just Steps from all the amenities and is a perfect match for first time home buyers and investors. Call or text to Book your private showings .

Built in 2013

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243679          |
| Price          | \$262,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 761               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 304, 7110 80 Avenue Ne |
| Subdivision | Saddle Ridge           |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3J0B5  |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Parking, Visitor Parking, Park, Snow Removal, Trash |
| Parking Spaces | 1                                                   |
| Parking        | Underground                                         |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Quartz Counters |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator                    |
| Heating           | Baseboard, Radiant                                                              |
| Cooling           | None                                                                            |
| # of Stories      | 4                                                                               |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                      |
| Roof              | Shingle                                                    |
| Construction      | Concrete, Vinyl Siding, Post & Beam, Shingle Siding, Stone |
| Foundation        | Poured Concrete                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 83              |
| Zoning         | M-2             |
| HOA Fees       | 411             |
| HOA Fees Freq. | MON             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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