

# \$245,000 - 212, 7110 80 Avenue Ne, Calgary

MLS® #A2235574

## \$245,000

2 Bedroom, 1.00 Bathroom, 572 sqft  
Residential on 0.00 Acres

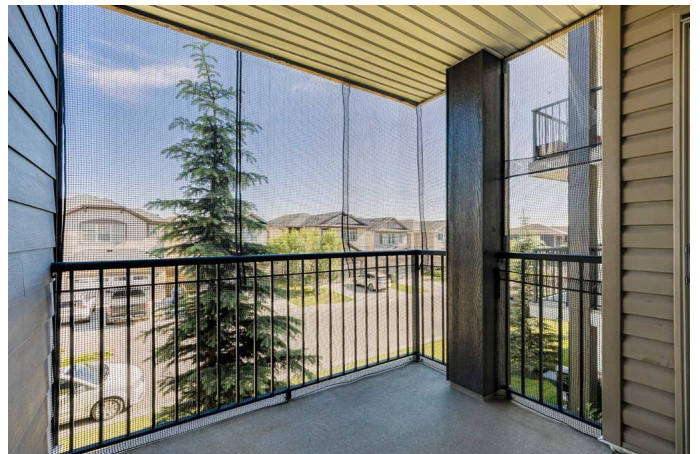
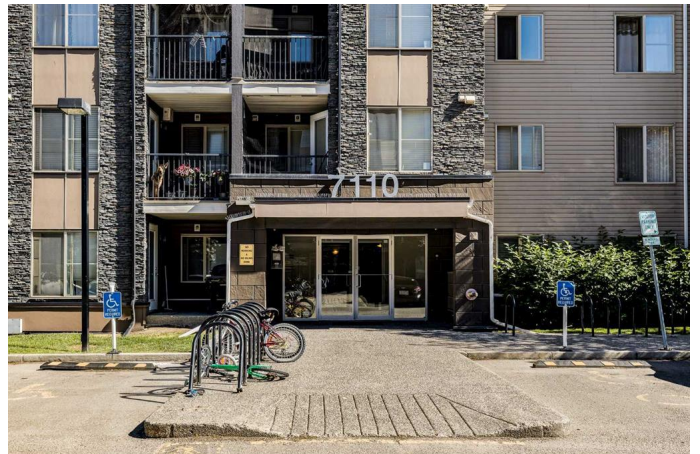
Saddle Ridge, Calgary, Alberta

Welcome to #212 – 7110 80 Ave NE!  
Looking for a great rental or investment opportunity with LOW CONDO FEE? This 2-bedroom, 1-bathroom unit offers incredible value with stylish Luxury Vinyl Plank flooring and a functional, open-concept layout that comfortably accommodates a small family or roommates. Enjoy a bright kitchen that flows into a generous living and dining area—perfect for relaxing or entertaining. Both bedrooms are well-sized, ideal for a home office or guest space. Located in a well-maintained building with a great rental return, and close to shopping, schools, parks, and transit, this is a great opportunity to own in a vibrant and growing community at an accessible price point. Don't miss out—book your showing today!

Built in 2013

### Essential Information

MLS® #	A2235574
Price	\$245,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	572
Acres	0.00
Year Built	2013
Type	Residential



Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	212, 7110 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N4

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	31
Zoning	M-2

### Listing Details

Listing Office	eXp Realty
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