

# \$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

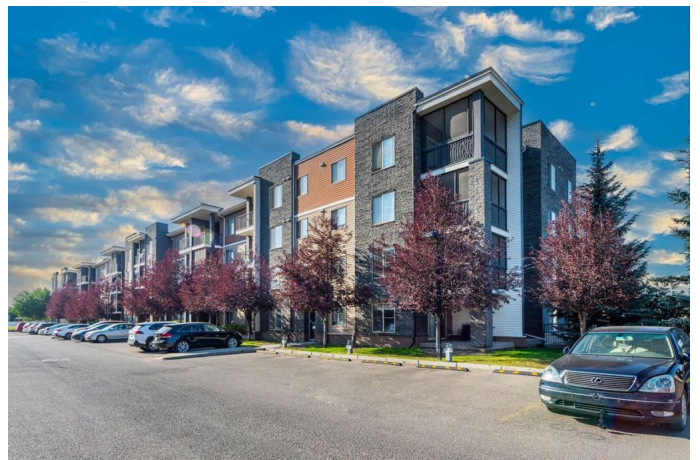
Welcome to an exceptional investment opportunity and a lifestyle of unparalleled convenience in Saddleridge. This spacious 3rd floor, 2 bedroom, 2 full bathroom apartment is perfectly positioned for both investors and future owner occupants seeking a low maintenance, connected lifestyle.

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 | 39                  |

Zoning

M-2

## **Listing Details**

Listing Office

URBAN-REALTY.ca

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