

# \$314,800 - 407, 7110 80 Avenue Ne, Calgary

MLS® #A2219039

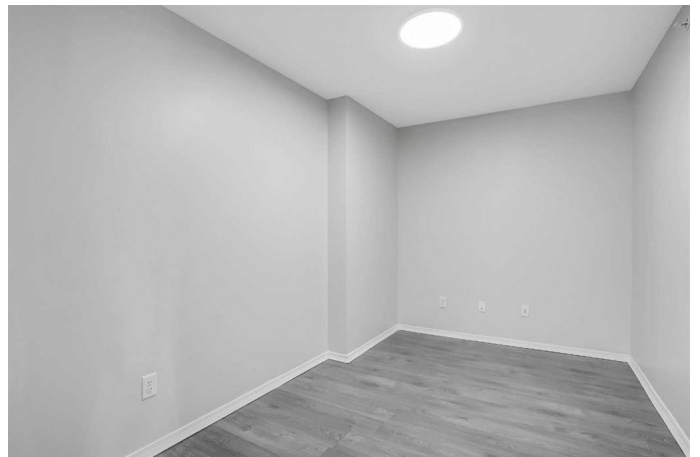
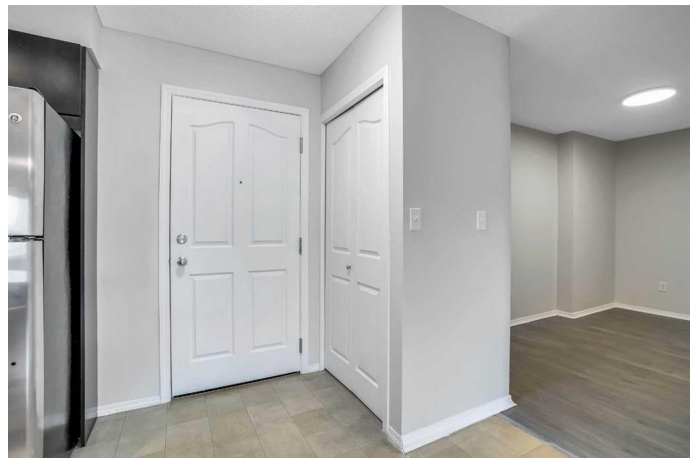
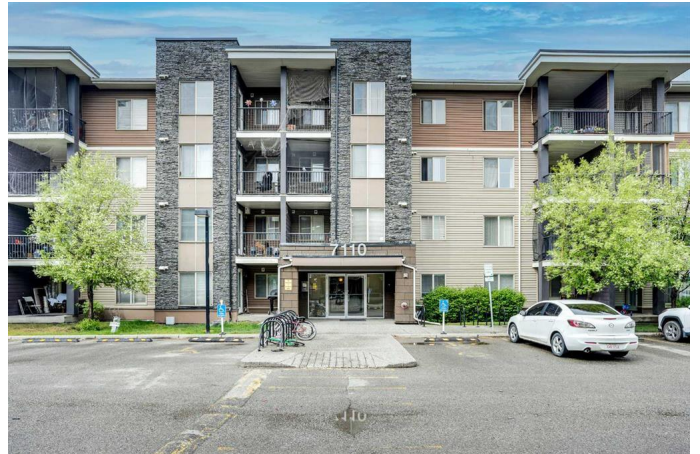
**\$314,800**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Location! Welcome to this beautifully maintained top-floor condo, perfectly positioned to capture full south-facing sunlight throughout the day in both bedrooms and the living area. Step inside to discover a warm and inviting interior featuring freshly painted walls, granite countertops, and stainless steel appliances that enhance the kitchen's modern appeal. The open-concept layout offers a seamless flow between the kitchen, dining, and living spaces, ideal for both relaxation and entertaining. This unit also includes the convenience of one titled underground heated parking stall, ensuring comfort in all seasons. Whether you're enjoying the warmth of natural sunlight from your private balcony or appreciating the high-end finishes throughout, this condo delivers both style and functionality. Situated in a highly desirable location with easy access to a variety of essential amenities, this home places convenience at your doorstep. You'll find an array of grocery stores, restaurants within a short distance. Enjoy access to popular shopping destinations such as 80th Avenue plazas, Saddletown Circle, and Savanna Bazaar. Families will appreciate the proximity to schools, daycare, medical clinics and local parks, while fitness and recreational needs are met with nearby Genesis Centre, which includes a Library and YMCA. Daily commuting is a breeze thanks to quick connectivity to Stoney Trail, Metis Trail, Saddletown LRT Station, and multiple bus



routesâ€”plus the Calgary International Airport is just a short drive away. This is an excellent opportunity for homeowners and investors alike to own in a thriving and amenity-rich neighbourhood! Note: Seller is offering a \$1,000 allowance to the buyer toward the replacement of the living room flooring due to minor staining.

Built in 2013

### Essential Information

MLS® #	A2219039
Price	\$314,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	407, 7110 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N4

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Granite Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 14th, 2025
Days on Market	23
Zoning	Multi-Residential - Mediu

## Listing Details

Listing Office	Grand Realty
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