

# \$329,000 - 405, 7210 80 Avenue Ne, Calgary

MLS® #A2240676

**\$329,000**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this bright and spacious top-floor unit with one of the most desirable layouts in the building! Featuring an open-concept design, this home offers 2 bedrooms, 2 full bathrooms, and a functional den – perfect for a home office or additional storage. The modern kitchen is equipped with a breakfast bar and flows seamlessly into the dining and living areas, ideal for entertaining. Step out onto the private balcony and enjoy city views. Located directly across from a variety of shops, restaurants, and transit, and just a few minutes’ drive to the Genesis Centre, schools, Peter Lougheed Hospital, and the C-Train, this location is incredibly convenient for everyday living. This unit has been well cared for by long-term tenants and will be available for quick possession after July 31, 2025. A fantastic opportunity for first-time buyers, downsizers, or investors. Don’t miss your chance to own one of the best floor plans on the top floor.

Built in 2013

## Essential Information

MLS® #	A2240676
Price	\$329,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846



Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	405, 7210 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N7

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Secured, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Lot Description	Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2025
Zoning	M-2

## Listing Details

Listing Office            Coldwell Banker Mountain Central

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