

# \$309,900 - 107, 7110 80 Avenue Ne, Calgary

MLS® #A2257393

## \$309,900

2 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to your new home in Saddle Ridge!

This spacious 2-bedroom + den, 2-bathroom ground-floor apartment with underground parking offers the perfect blend of comfort and convenience. Freshly updated with brand-new carpet, new paint, and modern lighting, this home is move-in ready.

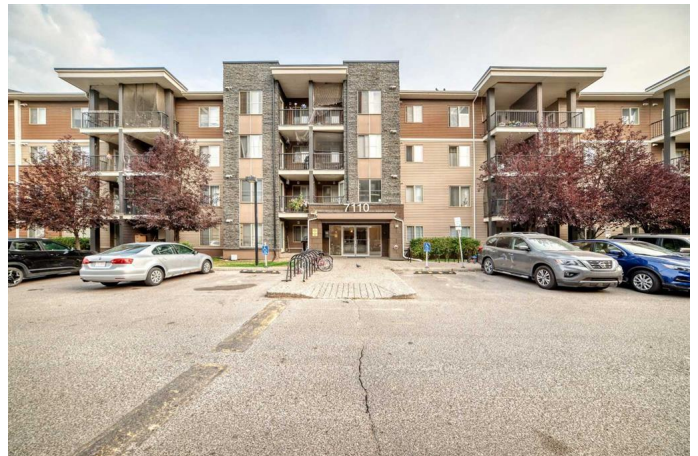
Enjoy an open layout with a versatile den—perfect for a home office, study, or guest space. The ground-floor location provides easy access and added convenience. Ideally situated close to shopping, schools, parks, transit, and the C-Train station, this home puts everything you need within reach. Whether you're a first-time buyer, downsizing, or investing, this property is an excellent choice.

Don't miss out on this upgraded and conveniently located home in Saddle Ridge!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257393  |
| Price          | \$309,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 849       |
| Acres          | 0.00      |
| Year Built     | 2013      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 107, 7110 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 0N4                |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | None  |
| # of Stories      | 4   |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Balcony      |
| Construction      | Vinyl Siding |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 1                    |
| Zoning         | M-2                  |

### Listing Details

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

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