

202, 7110 80 Avenue NE  
Calgary, Alberta

MLS # A2285148



**\$294,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 543
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to one of the largest corner unit in building with 2 bedroom, 2 bathroom + a DEN apartment located in a prime Saddle Ridge location at Unit 202 – 7110 80 Avenue NE. Offering a perfect blend of comfort, functionality, and convenience, this home is ideal for first-time buyers, downsizers, or investors. The Corner unit features a thoughtfully designed open-concept layout with a modern kitchen overlooking the living and dining areas—perfect for everyday living and entertaining. Large windows fill the space with natural light, creating a bright and welcoming atmosphere. The spacious primary bedroom includes a walk-in closet and a private 4-piece ensuite, while the second bedroom is generously sized and conveniently located near the main 4-piece bathroom. Additional highlights include in-suite laundry, a private balcony ideal for relaxing or summer BBQs, and a dedicated parking stall for added convenience. The building is well maintained and offers a low-maintenance lifestyle. Situated steps from shopping, grocery stores, restaurants, medical offices, schools, parks, playgrounds, and public transit, with quick access to major roadways, this location is hard to beat. A fantastic opportunity to own a move-in-ready condo in one of NE Calgary’s most vibrant and convenient communities.