

# \$239,800 - 318, 7210 80 Avenue Ne, Calgary

MLS® #A2213564

**\$239,800**

1 Bedroom, 1.00 Bathroom, 577 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

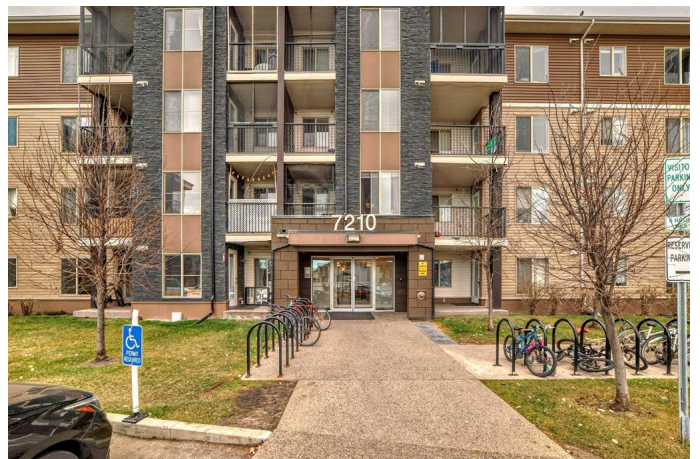
**\*\*PERFECT PROPERTY for First Time Home Buyers, Young Professionals, Couples or even Real Estate Investors.\*\*** Vacant and Available for possession immediately!!\*\* This 1 bedroom, 1 bathroom apartment is well kept and maintained. 3rd floor condo situated in a building close to bustling commercial amenities, delightful restaurants, Tim Hortons and easy access to public transit. Step into Freshly painted, and well-kept clean homeâ€” in the heart of Saddle ridge! Upon entry, you step into the foyer with mud closet on one side and the 4 pc bath on other. Across the entrance is a spacious living room and dining area. Huge balcony off the living space. Tons of light and lots of space for a couple/ young family/ investor. The primary bedroom includes a walk-in closet. Included with this unit is 1 titled underground heated parking, ensuring convenience and comfort, especially during the colder months. Beyond these comforts, the unit includes in-suite washer/dryer stacked combo for convenient laundry and a large, covered balcony â€” the perfect setting for a joyful morning coffee or sunny BBQ gatherings with friends and family. Don't miss out on the opportunity to make this your new home. Contact today for a viewing!!

Built in 2013

## Essential Information

MLS® #

A2213564



Price	\$239,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	577
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	318, 7210 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N7

### Amenities

Amenities	Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Playground, Private Entrance
Construction	Vinyl Siding

### Additional Information

Date Listed	April 21st, 2025
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Days on Market      11  
Zoning                      M-2

**Listing Details**

Listing Office              Beeline Realty

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