

# \$285,900 - 304, 7110 80 Avenue Ne, Calgary

MLS® #A2243679

**\$285,900**

2 Bedroom, 2.00 Bathroom, 761 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

In the heart of Saddle ridge we bring you this Newly Renovated 3rd floor Apartment with 2 Bed /2 Bath and 1 Heated Underground Parking stall. Seller recently finished renovations and now this unit has Brand new Flooring, Fresh Paint, Brand New Refrigerator And Stove and Kitchen was replaced 1 year ago. This neat and clean unit is just Steps from all the amenities and is a perfect match for first time home buyers and investors. Call or text to Book your private showings .

Built in 2013

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243679          |
| Price          | \$285,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 761               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 304, 7110 80 Avenue Ne |
| Subdivision | Saddle Ridge           |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3J0B5  |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking, Park |
| Parking Spaces | 1                                                   |
| Parking        | Underground                                         |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator                    |
| Heating           | Baseboard, Radiant                                                              |
| Cooling           | None                                                                            |
| # of Stories      | 4                                                                               |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                      |
| Roof              | Shingle                                                    |
| Construction      | Concrete, Post & Beam, Vinyl Siding, Shingle Siding, Stone |
| Foundation        | Poured Concrete                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 46              |
| Zoning         | M-2             |
| HOA Fees       | 411             |
| HOA Fees Freq. | MON             |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.