

# \$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

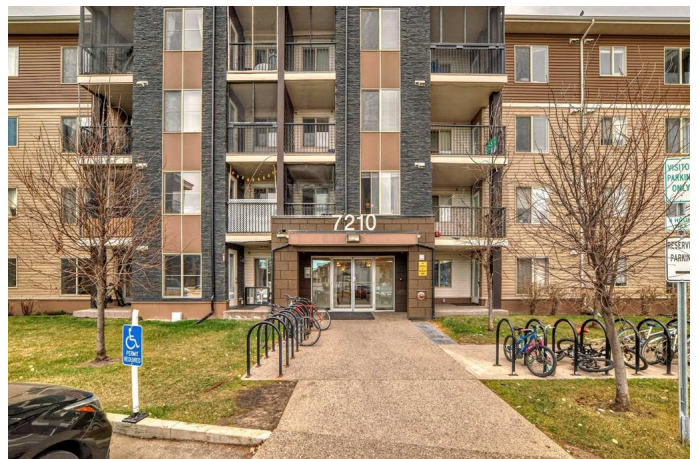
**\*\*PERFECT PROPERTY for First Time Home Buyers, Young Professionals, Couples or even Real Estate Investors.\*\*** Vacant and Available for possession immediately!!\*\* This 1 bedroom, 1 bathroom apartment is well kept and maintained. 3rd floor condo situated in a building close to bustling commercial 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 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 3   |
| Zoning         | M-2 |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | Beeline Realty |
|----------------|----------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.