



GRASSROOTS
REALTY GROUP

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202, 7110 80 Avenue NE
Calgary, Alberta

MLS # A2319214



\$284,000

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

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	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.