

# \$299,000 - 322, 7210 80 Avenue Ne, Calgary

MLS® #A2213183

**\$299,000**

2 Bedroom, 2.00 Bathroom, 762 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Immaculate and recently renovated 2 bedroom + den, 2 bathroom condo located on the 3rd floor of the Evolution Plan from the builder. This bright and clean unit features brand new carpet, fresh paint, and a modern feel throughout. The functional layout includes a spacious primary bedroom with 4-piece en-suite, a second full bath, and a versatile den perfect for a home office or additional storage. The open-concept kitchen boasts granite countertops, stainless steel appliances, and a convenient in-suite laundry. Additional features include titled underground heated parking and a west-facing balcony for great natural light. Prime location across from major amenities—bus route, schools, shopping, Tim Hortons, gas station, and LRT station—all within walking distance. Very easy to show and shows 10/10. Don't miss out on this exceptional opportunity!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2213183  |
| Price          | \$299,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 762       |
| Acres          | 0.00      |
| Year Built     | 2013      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 322, 7210 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 0N7                |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Underground                  |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                                 |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard                                                                       |
| Cooling           | None                                                                            |
| # of Stories      | 4                                                                               |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 8                |
| Zoning         | M-2              |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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