

# \$264,500 - 215, 7210 80 Avenue Ne, Calgary

MLS® #A2252497

**\$264,500**

2 Bedroom, 2.00 Bathroom, 760 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully maintained and spacious 2-bedroom, 2-bathroom condo with a separate dining area, ideal for first-time buyers, downsizers, or investors! Offering 760 sq. ft. of bright, south-facing living space, this home is filled with natural light from large windows throughout.

The open-concept kitchen features granite countertops, stainless-steel appliances and ceramic tile flooring, perfect for both everyday living and entertaining. The smart floor plan places bedrooms on opposite sides for added privacy, with each bedroom featuring its own walk-through closet and attached full bathroom. The primary suite includes a generous walk-through closet leading to a 4-piece ensuite with ceramic tile flooring, while the versatile dining area easily accommodates a full-sized dining table, separate from the living room.

Additional highlights includes Titled, heated underground parking, In-suite laundry, Private balcony for fresh air and relaxation, Low condo fees that include heat, water, drainage, garbage, snow removal, insurance, and exterior maintenance.

This home offers exceptional value with affordable pricing and great mortgage options. Located close to transit, schools, shopping, YMCA, parks, and playgrounds, plus just 10 minutes to the airport and 20 minutes to



downtown.

Stop renting and start building equity – this is an opportunity you don’t want to miss! Book your private showing today!

Built in 2012

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252497          |
| Price          | \$264,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 760               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 215, 7210 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 0N7                |

**Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal          |
| Parking Spaces | 1                                           |
| Parking        | Heated Garage, Parkade, Titled, Underground |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,                            |

|              |                       |
|--------------|-----------------------|
|              | Washer/Dryer, Freezer |
| Heating      | Baseboard             |
| Cooling      | None                  |
| # of Stories | 4                     |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Playground, Barbecue      |
| Construction      | Vinyl Siding, Wood Frame, Concrete |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 82                |
| Zoning         | M-2               |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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