

# \$279,900 - 215, 7210 80 Avenue Ne, Calgary

MLS® #A2252497

**\$279,900**

2 Bedroom, 2.00 Bathroom, 760 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this well-maintained and spacious 2-bedroom, 2-bathroom plus den condo – perfect for first-time buyers, downsizers, or investors. Offering 760 sq.ft. of bright living space, this south-facing unit features large windows that flood the home with natural light.

The open-concept kitchen is upgraded with granite countertops and stainless-steel appliances, making it ideal for both everyday living and entertaining. The thoughtful floor plan places the bedrooms on opposite sides of the unit for added privacy. The primary suite boasts a generous walk-through closet leading to a 4-piece en-suite. A versatile den provides the perfect spot for a home office.

Additional highlights include:

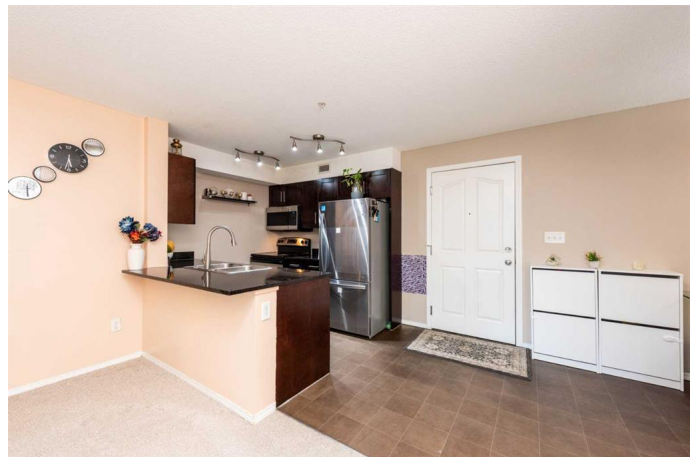
Titled, heated underground parking

In-suite laundry

Private balcony for fresh air and relaxation

Low condo fees covering heat, water, drainage, garbage, and exterior maintenance

This home offers excellent value with its affordable price and low mortgage options. Conveniently located near transit, schools, shopping, YMCA, parks, playgrounds, and just 10 minutes to the airport and 20 minutes to downtown.



Stop renting and start building equity, this is a fantastic opportunity you donâ€™t want to miss! Book your private showing today!

Built in 2012

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252497          |
| Price          | \$279,900         |
| 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, Freezer, Garage Control(s), Microwave Hood Fan, Washer/Dryer      |

|              |           |
|--------------|-----------|
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 4         |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 8                 |
| Zoning         | M-2               |

## Listing Details

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

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