

212, 7110 80 Avenue NE
Calgary, Alberta

MLS # A2235574



\$239,500

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	572 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), No Animal Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 294
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: window covering

Welcome to #212 – 7110 80 Ave NE! Looking for a great rental or investment opportunity with LOW CONDO FEE? This 2-bedroom, 1-bathroom unit offers incredible value with stylish Luxury Vinyl Plank flooring and a functional, open-concept layout that comfortably accommodates a small family or roommates. Enjoy a bright kitchen that flows into a generous living and dining area—perfect for relaxing or entertaining. Both bedrooms are well-sized, ideal for a home office or guest space. Located in a well-maintained building with a great rental return, and close to shopping, schools, parks, and transit, this is a great opportunity to own in a vibrant and growing community at an accessible price point. Don't miss out—book your showing today!