## 405, 7210 80 Avenue NE
## Calgary, Alberta

**MLS # A2240676**

# $329,000

| | |
|---|---|
| **Division:** | Saddle Ridge |
| **Type:** | Residential/Low Rise (2-4 stories) |
| **Style:** | Apartment-Single Level Unit |

| | | | |
|---|---|---|---|
| **Size:** | 846 sq.ft. | **Age:** | 2013 (12 yrs old) |
| **Beds:** | 2 | **Baths:** | 2 |

| | |
|---|---|
| **Garage:** | Secured, Titled, Underground |
| **Lot Size:** | - |
| **Lot Feat:** | Views |

| | | | |
|---|---|---|---|
| **Heating:** | Baseboard, Hot Water | **Water:** | - |
| **Floors:** | Carpet, Linoleum | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 456 |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | Brick, Vinyl Siding, Wood Frame | **Zoning:** | M-2 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan | | |

| | |
|---|---|
| **Inclusions:** | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Balcony Black Netting |

New Pictures added July 30, 2025 as this unit is now Vacant. This bright and spacious top-floor unit is one of the most desirable layouts in the building! Featuring an open-concept design, this home offers 2 bedrooms, 2 full bathrooms, and a functional den &mdash; perfect for a home office or additional storage. The modern kitchen is equipped with a breakfast bar and flows seamlessly into the dining and living areas, ideal for entertaining. Step out onto the private balcony and enjoy city views.  Located directly across from a variety of shops, restaurants, and transit, and just a few minutes&rsquo; drive to the Genesis Centre, schools, Peter Lougheed Hospital, and the C-Train, this location is incredibly convenient for everyday living. This unit has been well cared for by long-term tenants,  is now VACANT and available for a quick possession. A fantastic opportunity for first-time buyers, downsizing, or investors. Don&rsquo;t miss your chance to own one of the best floor plans on the top floor.