\$314,800 - 407, 7110 80 Avenue Ne, Calgary

MLS® #A2199672

\$314,800

2 Bedroom, 2.00 Bathroom, 835 sqft Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Check out this stunning top-floor 2-bedroom + den condo in the heart of Saddleridge! This vibrant and sought-after community has become a hotspot for young buyers, investors, and families, thanks to its established schools, easy walkable access to the C-train, grocery stores, Gas stations, food joints, medical facilities, schools, playgrounds, Calgary's Rotary Trail (for biking/running), Genesis Centre (for recreational activities) and the YMCA. Located in the well-managed Indigo Sky complex, this unit is one of the largest floorplans available in the areaâ€"and it comes with low condo fees! From the moment you walk in, you'II love the bright, open-concept layout with south-facing windows that flood the space with natural light. The kitchen is both stylish and functional, featuring quartz countertops, full-sized stainless-steel appliances, and a large islandâ€"perfect for cooking, dining, and entertaining. The kitchen flows seamlessly into the spacious living room, making it an inviting space to host friends and family. The primary bedroom is a true retreat, offering a walkthrough closet leading to a 4-piece ensuite with an extra deep tubâ€"and yes, both bathrooms have upgraded quartz countertops! The second bedroom is on the opposite side of the unit, right next to the main 4-piece bathroom, making it an ideal setup for roommates or family members who value privacy. Need a home office? The den is perfect for remote work, studying, or extra







storage. You'II also love the in-suite laundry (brand new appliances with 10 year warranty), heated underground parking stall, and the peace and quiet of a top-floor unitâ€"no noisy neighbours above you! also away from road so no traffic noise And let's not forget the south-facing patio with downtown city viewâ€"the perfect spot to unwind and soak up the sun on those warm summer evenings.

Built in 2013

Essential Information

MLS® # A2199672 Price \$314,800

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 835
Acres 0.00
Year Built 2013

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 407, 7110 80 Avenue Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 0N6

Amenities

Amenities Elevator(s), Parking, Visitor Parking

Parking Spaces 1

Parking Underground

Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

Quartz Counters, Walk-In Closet(s), Elevator

Appliances Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Washer

Heating Baseboard

Cooling None

of Stories 4

Exterior

Exterior Features Balcony, Playground

Roof Shingle

Construction Stone, Vinyl Siding, Shingle Siding

Additional Information

Date Listed March 5th, 2025

Days on Market 46 Zoning M-2

Listing Details

Listing Office URBAN-REALTY.ca

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