# \$329,800 - 407, 7110 80 Avenue Ne, Calgary

MLS® #A2199672

### \$329,800

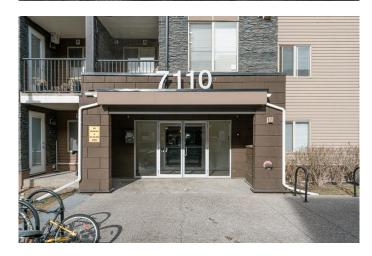
2 Bedroom, 2.00 Bathroom, 835 sqft Residential on 0.00 Acres

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 \$329,800

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 Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters,

Walk-In Closet(s), Closet Organizers, 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 Vinyl Siding, Shingle Siding, Stone

### **Additional Information**

Date Listed March 5th, 2025

Days on Market 29
Zoning M-2

### **Listing Details**

Listing Office URBAN-REALTY.ca

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