

# \$309,000 - 117, 7110 80 Avenue Ne, Calgary

MLS® #A2201711

**\$309,000**

2 Bedroom, 1.00 Bathroom, 760 sqft

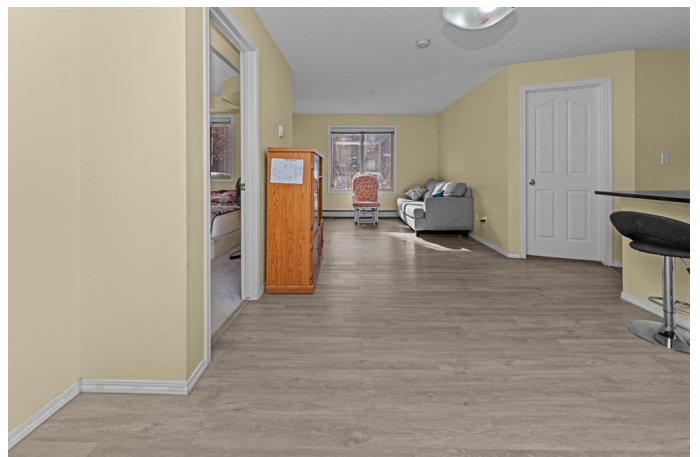
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this stunning 2-bedroom, 1-bathroom condo in the highly sought-after Indigo Sky complex, nestled in the heart of Saddle Ridge! This main-floor unit offers unparalleled convenience with dual access—directly from the building entrance—just to the right as you walk in and through the private patio, which is just steps from visitor parking. Enjoy the ease of ground-level living with no waiting for elevators! Inside, you'll find a modern and stylish kitchen featuring stainless steel appliances, granite countertops, and ample cabinetry, perfect for home-cooked meals. The open-concept layout is bright and inviting, with large windows that allow plenty of natural light. Both bedrooms are generously sized, offering comfort and flexibility for families, roommates, or a home office setup. Additional highlights include in-suite laundry, a titled parking stall, and a spacious sun-filled patio—ideal for morning coffee or relaxing after a long day. Located just steps from Tim Hortons, a gas station, grocery stores, public transit, schools, parks, and more, this condo offers the perfect balance of convenience and lifestyle. Whether you're looking for your first home or an excellent investment opportunity, this unit has it all. Don't miss out—schedule your private viewing today!

Built in 2013

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2201711          |
| Price          | \$309,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 760               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 117, 7110 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 0N4                |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Underground     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer   |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Playground, Private Entrance                    |
| Construction      | Stone, Vinyl Siding, Wood Frame, Shingle Siding |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 50               |
| Zoning         | M-2              |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.