

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

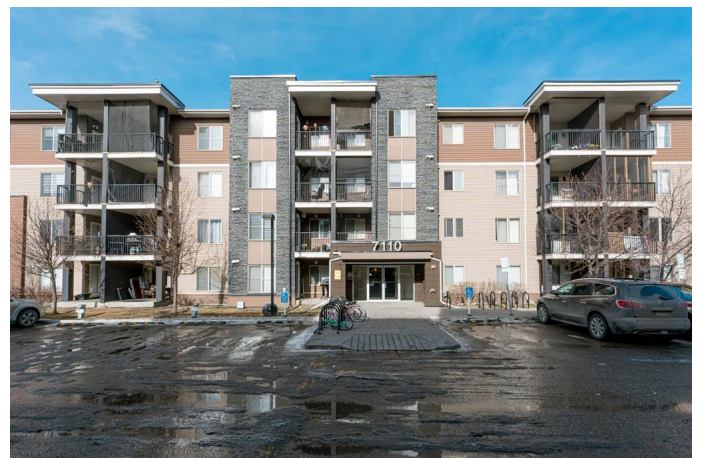
MLS® #A2199672

**\$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 area and it comes with low condo fees! From the moment you walk in, you'll 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 island—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 tub—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. Youâ€™ll 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 letâ€™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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