

# \$316,000 - 117, 7110 80 Avenue Ne, Calgary

MLS® #A2201711

**\$316,000**

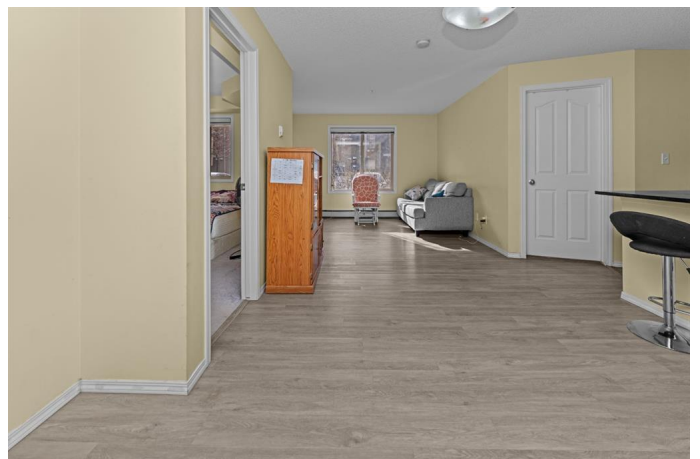
2 Bedroom, 1.00 Bathroom, 760 sqft  
Residential on 0.00 Acres

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	\$316,000
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 23

Zoning M-2

## Listing Details

Listing Office eXp Realty

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