

# \$317,500 - #307, 7110 80 Avenue Ne, Calgary

MLS® #A2194387

## \$317,500

2 Bedroom, 2.00 Bathroom, 845 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

First-time homebuyers, investors, or downsizers !! Why rent when you can own? Welcome to this beautifully upgraded 2-bedroom + den, 2-full bathroom condo in the sought-after Indigo Sky complex, located in the heart of Saddle Ridge! This freshly painted unit features new vinyl flooring, a modern kitchen with stainless steel appliances, granite countertops, and ample cabinetry. The bright and spacious layout includes two great-sized bedrooms and a versatile den—perfect for a home office, study, library, or kids' play area. Enjoy the convenience of titled parking, in-suite laundry, and a sun-filled balcony with awesome view. One of the brightest units in the building!!

Located just steps from Tim Hortons, a gas station, grocery stores, public transit, and more. Don't miss this opportunity to make this unit your own. Call today for viewing!!

Built in 2013

## Essential Information

MLS® #	A2194387
Price	\$317,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.00



Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	#307, 7110 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N4

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Granite Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	49
Zoning	M-2

### **Listing Details**

Listing Office	CIR Realty
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