

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

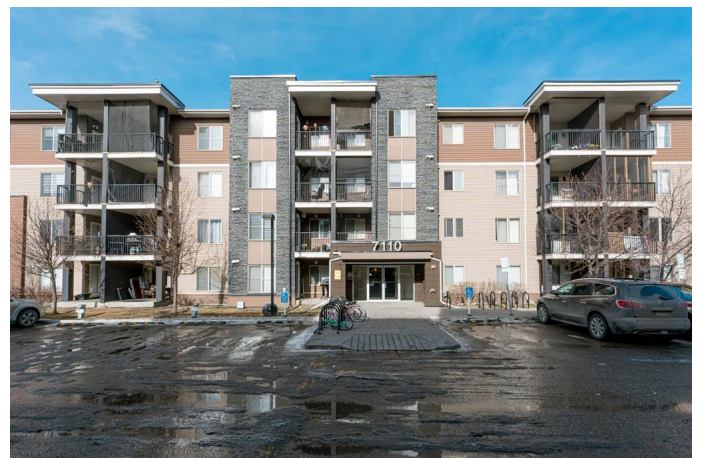
MLS® #A2199672

**\$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, Calgaryâ€™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, youâ€™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 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. 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	28
Zoning	M-2

## Listing Details

Listing Office	URBAN-REALTY.ca
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