117, 7110 80 Avenue NE
Calgary, Alberta

MLS # A2201711

$309,000

Division:	Saddle Ridge
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	760 sq.ft.	**Age:**	2013 (12 yrs old)
Beds:	2	**Baths:**	1

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 367
Basement:	-	**LLD:**	-
Exterior:	Shingle Siding, Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions:	N/A

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!