



413, 7110 80 Avenue NE
Calgary, Alberta

MLS # A2299057



\$199,800

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	505 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 295
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NA

First Time Home Buyers and Investors!! Top-floor 1-bedroom |1-bathroom condo | Low condo fee | Ample Visitors Parking. Located in the desirable Indigo Sky complex—Right across 80 Ave Tim Hortons and many other amenities—an excellent opportunity for first-time buyers or investors. This bright and functional unit features an open-concept layout with a modern kitchen complete with granite countertops, ample cabinetry, and plenty of workspace. The living area extends to a private south-facing balcony, offering great natural light and open views. Additional highlights include a spacious bedroom, in-suite laundry, and titled underground parking. Conveniently located near the elevator for added ease. Ideally situated close to Schools, parks, shopping, restaurants, and everyday amenities, with quick access to Saddletowne LRT station, YMCA, Genesis Centre, and the public library. A well-rounded property offering comfort, convenience, and value.