



**#410, 7110 80 Avenue NE
Calgary, Alberta**

MLS # A2144234



\$315,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	687 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Linoleum, Vinyl

Roof: -

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: Bookcases, Built-in Features, Elevator, Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 353

LLD: -

Zoning: M-2

Utilities: -

Inclusions: Study Desk, Shelves and Chair, Patio Furniture in Balcony, Window Coverings

In one of the most sought-after communities of SaddleRidge, this extremely well maintained and upgraded two-bedroom condo on top floor is by far the best condo you will currently find in NE. Walking distance to the C-train, grocery stores, Genesis and the YMCA! Indigo sky is a well-managed complex, and this unit offers a great opportunity to own this beautiful condo in the area with low condo fee! The main entrance begins with the open-concept design and the abundance of natural light outside of your south facing windows. The kitchen opens onto the family room which hosts plentiful space for friends and family Good size primary bedroom with walk in closet and 4 pc bath. The second bedroom is ideally located on the opposite end. Large pantry has been enhanced with lots of shelves with wall hook up for cordless vacuum. Upgrades: New LG Microwave-Hood fan, New Samsung dishwasher, Fridge, New LG Washer/Dryer, New LED lights throughout. Electric stove is only 2 years old and works great. This condo includes lots of high-end stuff that is very practical for use. It includes new shelving units that were added later by the owner, new study desk (adjustable and powered) and new high back Chair, new patio set (see balcony photos) and all window coverings/drapes. The condo comes with 2 surface assigned parking stalls for additional parking convenience. The added benefit of top floor privacy (no footsteps or neighbors living above you). The south-facing patio offers a perfect escape for summer nights sitting in the sun and at night turn on the patio lights for that great ambience. Book your showing today!