



**#307, 7110 80 Avenue NE
Calgary, Alberta**

MLS # A2194387



\$317,500

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	845 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 455

Basement: -

LLD: -

Exterior: Brick, Vinyl Siding, Wood Frame

Zoning: M-2

Foundation: -

Utilities: -

Features: Granite Counters, No Smoking Home, Open Floorplan

Inclusions: N/A

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!!