



GRASSROOTS
REALTY GROUP

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407, 7110 80 Avenue NE
Calgary, Alberta

MLS # A2199672



\$314,800

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Shingle Siding, Stone, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

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, Calgary'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 area—and it comes with low condo fees! From the moment you walk in, you'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 island—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 tub—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. You'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 unit—no noisy neighbours above you! also away from road so no traffic noise And let's not forget the south-facing patio with downtown city view—the perfect spot to unwind and soak up the sun on those

warm summer evenings.