



THE
A-TEAM

**RE/MAX
FIRST**

7110 80 Avenue #418, Calgary T3J 0N4

MLS® #: **A2122892**

Area: **Saddle Ridge**

Listing Date: **04/14/24**

List Price: **\$314,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **759**
Low Sqft:
Ttl Sqft: **759**

DOM

35
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Vinyl Siding**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmnt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`7" x 6`8"	Kitchen	Main	8`1" x 8`0"
Living Room	Main	11`6" x 10`8"	Dining Room	Main	12`7" x 7`0"
Bedroom - Primary	Main	10`9" x 9`10"	Bedroom	Main	11`7" x 9`0"
4pc Ensuite bath	Main	7`7" x 4`11"	Den	Main	10`1" x 6`8"
4pc Bathroom	Main	7`4" x 4`11"	Walk-In Closet	Main	7`2" x 3`5"
Balcony	Main	8`11" x 8`7"			

Condo Fee:
\$411

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1310448**

Remarks

Pub Rmks: **TOP FLOOR UNIT!! WITH BEAUTIFUL VIEWS !! Pristine Condition! 2 bedroom, 2 bathroom + Den unit located at Indigo Sky in Saddle Ridge. This is the sought after evolution floor plan! This unit is fully upgraded with features such as granite counter tops throughout the entire condo, upgraded bathroom and kitchen fixtures, upgraded real maple cabinets, upgraded carpet and flooring. Even the washer/dryer has been upgraded to front loading/high efficiency. In addition the unit has been fitted with custom blinds. Also, the unit has a huge insects netting balcony with the panoramic views that allows you the plenty of space to refresh and entertain with your guests for your summer BBQ without the hassle of mosquitoes bite . All you have to do is move in! This Terrific Balcony overlooks the grounds and has plenty of room for a full patio set. Saddle Ridge features a host of amenities which are located nearby such as the Genesis Recreation Centre, C-Train access about a 10 minute walk away, and the Saddle Ridge Towne Centre which features many restaurants, shops and banks. This unit is suitable for first-Time Home Buyers or Investor. Note that current tenant is paying 1650/Month. You may rent for more. Book a viewing today! "GOOD LUCK"**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











