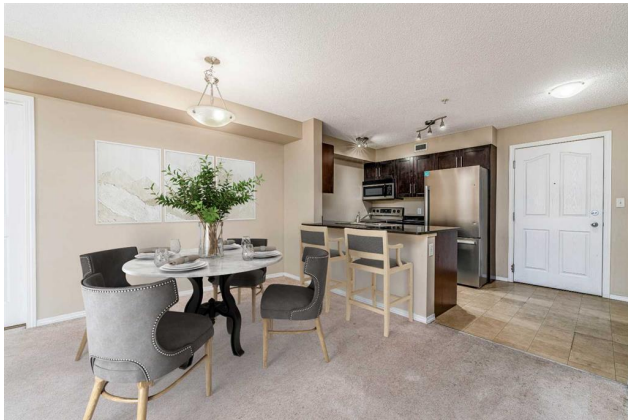


**7130 80 Avenue #210, Calgary T3J 0N5**

MLS®#: **A2162059** Area: **Saddle Ridge** Listing Date: **09/05/24** List Price: **\$334,900**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 15-Nov** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat:

**Finished Floor Area**  
 Abv Sqft: **915**  
 Low Sqft:  
 Ttl Sqft: **915**

**Parkade, Underground**

DOM

**77**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony, Lighting**

Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Closet Organizers, Granite Counters, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7'9" x 4'9"	Kitchen	Main	8'0" x 8'9"
Dining Room	Main	9'1" x 11'11"	Living Room	Main	17'8" x 15'1"
Den	Main	6'9" x 7'9"	Laundry	Main	3'1" x 3'0"
Balcony	Main	10'0" x 8'3"	Bedroom - Primary	Main	15'2" x 9'10"
Bedroom	Main	9'5" x 10'9"	Walk-In Closet	Main	6'4" x 3'5"
4pc Bathroom	Main	9'4" x 4'11"	4pc Ensuite bath	Main	7'0" x 4'10"

Legal/Tax/Financial

Condo Fee:  
**\$485**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1310105**

Remarks

Pub Rmks: **Welcome to this spacious 2-bedroom, 2-bathroom condo with a den in the desirable Indigo Sky complex. This well-designed unit offers a smart layout with bedrooms on opposite sides for enhanced privacy. Upon entering, you'll find a versatile den to the left, perfect for a home office or hobby space. To the right, the modern kitchen, featuring granite countertops, opens seamlessly into the open-concept living and dining area, inviting culinary creativity and social gatherings. The master bedroom is a peaceful retreat, complete with a walk-through closet leading to a private ensuite. The second bedroom and bathroom are ideally positioned on the opposite side, offering comfort and convenience for guests or family. A private balcony provides a cozy spot for morning coffee or evening relaxation. The well-managed Indigo Sky complex includes the convenience of secure underground parking. With its modern design and fantastic location, Indigo Sky is just steps away from shopping plazas, parks, schools, and recreational facilities. Situated in the vibrant Saddle Ridge community, this condo is close to key amenities, including the C-Train, grocery stores, the Genesis Centre, and the YMCA. This condo combines a functional layout, a great location, and access to top community amenities, offering an excellent opportunity to enjoy life in one of Calgary's most lively neighbourhoods.**

Inclusions:  
Property Listed By: **Window Coverings, Building Fob  
Real Broker**

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









