



THE
A-TEAM

**RE/MAX
FIRST**

7180 80 Avenue #320, Calgary T3J0N6

MLS®#: **A2178565**

Area: **Saddle Ridge**

Listing Date: **11/14/24**

List Price: **\$244,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **582**
Low Sqft:
Ttl Sqft: **582**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

7

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Access:

Lot Feat:

Park Feat:

Titled,Underground

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Granite Counters,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`0" x 5`1"
Kitchen	Main	15`7" x 11`2"

Room	Level	Dimensions
Bedroom	Main	9`0" x 13`7"
Living Room	Main	17`5" x 18`4"

Legal/Tax/Financial

Condo Fee: **\$309**
Title: **Fee Simple**
Fee Freq:

Zoning: **M-2**

Monthly

Legal Desc: 1213466

Remarks

Pub Rmks: **Welcome to Indigo Sky, in the northeast community of Saddleridge. This beautiful condo at an unbeatable location, built in 2013, is perfect for the first time buyers or investors. Beautiful kitchen, featuring stainless steel appliances, espresso stained maple cabinets and a spacious eat up breakfast bar. This immaculately kept home boasts a bright and inviting living room with access to the good sized covered balcony —perfect for sipping your morning coffee or hosting BBQs with friends and family. Insuite laundry, upgraded soaker tub, and good sized room are just a few of the special features of this unit. Enjoy the comfort of an underground heated parking spot .Saddleridge is close to many amenities including Genesis recreation centre, a quick walk to the C-Train and the Saddleridge Towne Centre which features many restaurants, shops and banks. Just across the street is another shopping centre with a Tim Horton's and other shops and services. Non smoking no pets, LIKE NEW!! Don't wait to view this lovely home.**

Inclusions: **None**
Property Listed By: **Century 21 Bravo Realty**

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







