



THE A-TEAM

RE/MAX FIRST

7110 80 Avenue #117, Calgary T3J 0N4

MLS® #: A2201711 Area: Saddle Ridge Listing Date: 03/10/25 List Price: \$316,000
Status: Active 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: 760
Low Sqft:
Ttl Sqft: 760

DOM

24
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Apartment-Single Level Unit

Parking

Ttl Park: 1
Garage Sz:

Access:
Lot Feat:
Park Feat: Underground

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Playground, Private Entrance
Construction: Shingle Siding, Stone, Vinyl Siding, Wood Frame
Flooring: Carpet, Linoleum, Vinyl Plank
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Int Feat: Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom - Primary, Living Room, and Kitchen.

Legal/Tax/Financial

Condo Fee: \$367 Title: Fee Simple Zoning: M-2

Fee Freq:
Monthly

Legal Desc: **1310448**

Remarks

Pub Rmks: **Welcome to this stunning 2-bedroom, 1-bathroom condo in the highly sought-after Indigo Sky complex, nestled in the heart of Saddle Ridge! This main-floor unit offers unparalleled convenience with dual access—directly from the building entrance -just to the right as you walk in and through the private patio, which is just steps from visitor parking. Enjoy the ease of ground-level living with no waiting for elevators! Inside, you'll find a modern and stylish kitchen featuring stainless steel appliances, granite countertops, and ample cabinetry, perfect for home-cooked meals. The open-concept layout is bright and inviting, with large windows that allow plenty of natural light. Both bedrooms are generously sized, offering comfort and flexibility for families, roommates, or a home office setup. Additional highlights include in-suite laundry, a titled parking stall, and a spacious sun-filled patio—ideal for morning coffee or relaxing after a long day. Located just steps from Tim Hortons, a gas station, grocery stores, public transit, schools, parks, and more, this condo offers the perfect balance of convenience and lifestyle. Whether you're looking for your first home or an excellent investment opportunity, this unit has it all. Don't miss out—schedule your private viewing today!**

Inclusions:
Property Listed By: **N/A
eXp Realty**

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





