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117, 7110 80 Avenue NE  
Calgary, Alberta

MLS # A2201711



**\$309,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	760 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 367
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

**Inclusions:** N/A

Welcome to this stunning 2-bedroom, 1-bathroom condo in the highly sought-after Indigo Sky complex, nestled in the heart of Saddle Ridge! FRESHLY PAINTED AND PROFESSIONALLY CLEANED-This home is ready for you! This main-floor unit offers unparalleled convenience with dual access&mdash;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&rsquo;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&mdash;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&rsquo;re looking for your first home or an excellent investment opportunity, this unit has it all. Don&rsquo;t miss out&mdash;schedule your private viewing today!