

# \$249,900 - 103, 7110 80 Avenue Ne, Calgary

MLS® #A2215236

**\$249,900**

1 Bedroom, 1.00 Bathroom, 679 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Spacious 1 Bed + Den Condo at Indigo Sky!

Welcome to Indigo Sky in Saddle Ridge – where space, convenience, and location come together! This bright and airy 1 Bed + Den, 1 Bath ground-floor condo offers an impressive 679 sq. ft. of living space.

With two private entrances located steps from the main lobby, bringing in groceries and daily essentials is a breeze – no need for elevators or long hallways! Plus, benefit from your own titled heated underground parking spot for year-round comfort.

Inside, the unit features a large living room, a versatile den perfect for an office, study room, or kids'™ play area, a bright 4-piece bathroom, and in-suite laundry.

At 679 sq ft, you'll immediately notice the generous size – perfect for those who value space and functionality.

The condo fee includes heat and water, keeping your monthly costs simple and predictable.

Situated just minutes' walk to the C-Train, bus stops, Tim Hortons, grocery stores, and more, this location offers exceptional lifestyle convenience.

Priced to sell – don't miss your chance to call it home!

Built in 2013



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2215236          |
| Price          | \$249,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 679               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 103, 7110 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J0N4                 |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Titled, Underground                                 |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                         |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Courtyard                                       |
| Roof              | Asphalt Shingle                                 |
| Construction      | Shingle Siding, Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 62               |
| Zoning         | M-2              |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Save Max Real Estate Inc. |
|----------------|---------------------------|

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