

# \$339,000 - 402, 7110 80 Avenue Ne, Calgary

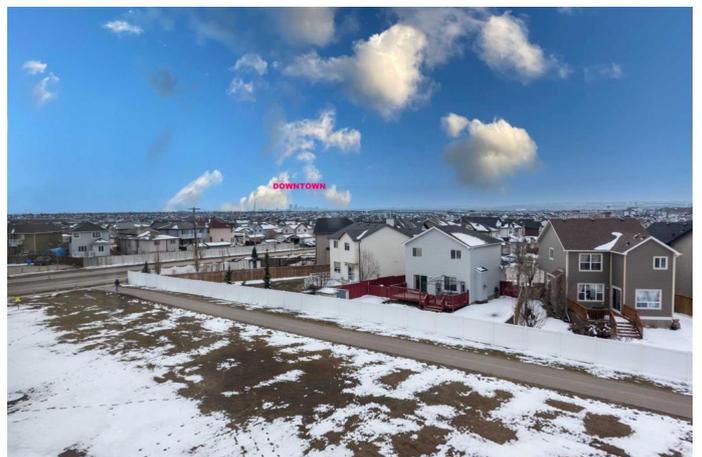
MLS® #A2118976

**\$339,000**

2 Bedroom, 2.00 Bathroom, 986 sqft  
Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Looking over green space and with the best views in the Indigo Sky complex of Saddleridge, you'll immediately fall in love with this TOP-FLOOR Spectacular VIEW, CORNER-FLAT, 2 BEDROOM, 2 BATHROOM, MOVE-IN READY (PAINTED, SHAMPOOED)\*\*\*Main Floor\*\*\* As soon as you walk through the door, you'll be struck by the amount of beautiful NATURAL LIGHT flooding the spacious open floorplan. Next to the large foyer, a DEN is a rare and coveted element ideal for your home office. In the kitchen, espresso cabinetry and stainless appliances create a stylish modern aesthetic, and include a new built-in microwave. A nook with a window could easily become a breakfast area, or add an island for even more prep space. An EATING BAR is open to the dining room, which forms a central hub of the condo; the perfect spot to bring everyone together at mealtime. Cozy up for movie nights in the living room, or open the sliding glass doors to enjoy the massive covered and screened-in balcony, where sweeping views to the west showcase the amazing Calgary SUNSETS over downtown, and you can watch planes take off with a backdrop of the Rocky MOUNTAINS. This unit is set on the QUIETEST CORNER of the complex, with only the park and pathway as direct neighbours, so you can fully relax as you take in the peaceful setting. The primary bedroom is huge, offering plenty of space for a king bed, and your private sanctuary is complete with



dual closets and a four-piece ensuite. The SECOND BEDROOM and the main bathroom are both well-appointed, and they are on the opposite side of the apartment in a well-designed layout. This unit includes IN-SUITE LAUNDRY room with tons of extra space for storage or pantry items, as well as TITLED UNDERGROUND PARKING. Completely move-in ready, the home has been freshly repainted and the carpets were shampooed as well. \*\*\*THE AREA\*\*\* Right outside your door, you can take the walking and cycling paths to explore the area, and an impressive array of shops and restaurants are just across the street. There are bus stops right outside and the Saddletowne LRT station is NEARBY. Several schools are nearby, and this area has easy access to the Crossiron Mills shopping centre. Stoney Trail connects you to the rest of the city in a short drive, or you can be at the AIRPORT in minutes to fly away to anywhere you like. Ask how you can Rent-to-Own this property

Built in 2013

### **Essential Information**

MLS® #	A2118976
Price	\$339,000
Sold Price	\$337,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	986
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

### **Community Information**

Address	402, 7110 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N4

### **Amenities**

Amenities	Elevator(s), Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	April 6th, 2024
Date Sold	April 29th, 2024
Days on Market	23
Zoning	M-2
HOA Fees	0.00

### **Listing Details**

Listing Office	Greater Calgary Real Estate
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