

\$375,000 - 324, 7180 80 Avenue Ne, Calgary

MLS® #A2119157

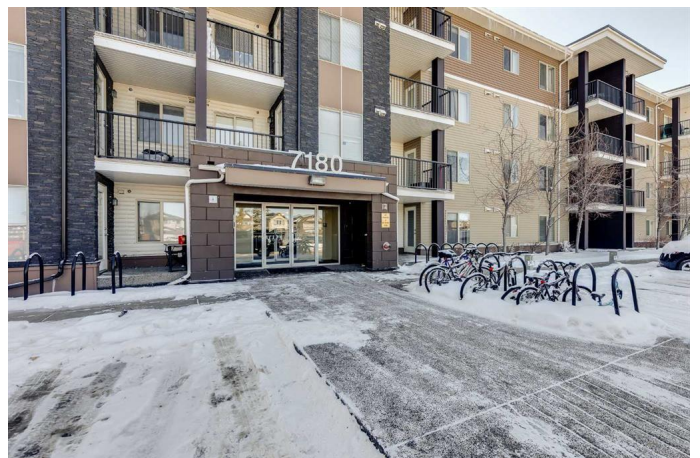
\$375,000

2 Bedroom, 2.00 Bathroom, 986 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Spacious 980+ SQFT 2-bed/2-bath CORNER UNIT Condo with ENCLOSED Balcony and TWO TITLED PARKING SPOTS in Saddleridge! Boasting an impressive 986 SQFT this condo is one of the largest in the complex. On top of that, there are some great features that make this home stand out including VINYL FLOORING THROUGHOUT, kitchen island, granite counters, LAUNDRY ROOM, dishwasher, walk-in closet, and TWO WELL-PROPORTIONED BEDROOMS. Entering in to the front door, there is a spacious entry/foyer space which provides lots of storage space for winter coats and boots. Moving further in is an open-concept layout including your central dining room perfect for entertaining with enough space to comfortably seat between 6-8 people, your kitchen with a spacious eat-at kitchen island and living room. Living room lets in TONS OF NATURAL LIGHT and if you wanted to take your party outside, through the sliding glass doors is an ENCLOSED BALCONY with insect netting that you can enjoy any time of the day or night year-round. Great space for gardening, entertaining guests or simply enjoying your morning coffee as you soak in the views. Heading back inside, the master bedroom is also very nicely sized to be able to FIT a QUEEN or EVEN A KING SIZED BED with enough space to walk around each side. Attached is your WALK-IN CLOSET and through the closet is your 3pc ENSUITE bath with a standing shower. There is a 2nd



bedroom which is, again, generously-sized and could be used as a bedroom, home office, yoga or workout space or would even make a great roommate situation, complete with its' own closet and 4pc full bath with soaking tub across the hall. As far as parking goes, there are TWO TITLED PARKING SPOTS, BOTH are within the HEATED UNDERGROUND PARKADE, which means never having to clean your car off again. The Indigo Sky condos are well-managed, PETS ALLOWED with board approval and in a great location with access to lots of amenities. Taralake Park, Sun City Park, basketball parks, playgrounds, Saddlecreek Ponds, Martha Heaven Cricket Ground, off-leash Dog Parks and lots more nature to enjoy all within walking distance! Or if you would like access to top of the line sports facilities, equipment, camps, programs, public library and more then The Genesis Centre is a 5 MIN DRIVE AWAY (2.3KM). Additionally, you are surrounded by schools like Nelson Mandela High School, Taradale School, Ted Harrison School, and many more. Lots of shopping available here too including an Esso Gas Station across the street, Shoppers Drug Mart, Chalo FreshCo Grocery store, RBC, TD, Scotiabank, Pharmacy, restaurants, dining, Cross-Iron Mills and Deerfoot City nearby for retail shopping and LRT SADDLETOWNE STATION to connect you with every part of the city. Jumping in the car: Downtown is a 23 min drive (20KM), Airport is a 12 min drive (7.8KM), and Banff is a 1hr 32 min drive (151KM).

Built in 2012

Essential Information

MLS® #	A2119157
Price	\$375,000
Sold Price	\$355,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	986
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	324, 7180 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N6

Amenities

Amenities	Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Boiler
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	April 4th, 2024
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Date Sold	April 19th, 2024
Days on Market	15
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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