

\$290,000 - 410, 7110 80 Avenue Ne, Calgary

MLS® #A2144234

\$290,000

2 Bedroom, 1.00 Bathroom, 687 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

PRICE REDUCED! In one of the most sought-after communities of SaddleRidge, this extremely well maintained and upgraded two-bedroom condo on top floor is a great purchase (Personal living or Investment). Walking distance to the C-train, grocery stores, Genesis and the YMCA! Indigo sky is a well-managed complex, and this unit offers a great opportunity to own this beautiful condo in the area with low condo fee! The main entrance begins with the open-concept design and the abundance of natural light outside of your south facing windows. The kitchen opens onto the family room which hosts plentiful space for friends and family Good size primary bedroom with walk in closet and 4 pc bath. The second bedroom is ideally located on the opposite end. Large pantry has been enhanced with lots of shelves with wall hook up for cordless vacuum. Upgrades: New LG Microwave-Hood fan, New Samsung dishwasher, Fridge, New LG Washer/Dryer, New LED lights throughout. Electric stove is only 2 years old and works great. This condo includes lots of high-end stuff that is very practical for use. It includes new shelving units that were added later by the owner, new patio set (see balcony photos) and all window coverings/drapes. The condo comes with 2 surface assigned parking stalls for additional parking convenience. The added benefit of top floor privacy (no footsteps or neighbors living above you). The south-facing patio offers a perfect escape for summer nights sitting in the



sun and at night turn on the patio lights for that great ambience. Book your showing today!

Built in 2013

Essential Information

MLS® #	A2144234
Price	\$290,000
Sold Price	\$282,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	687
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	410, 7110 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N4

Amenities

Amenities	Fitness Center
Parking Spaces	2
Parking	Assigned, Stall

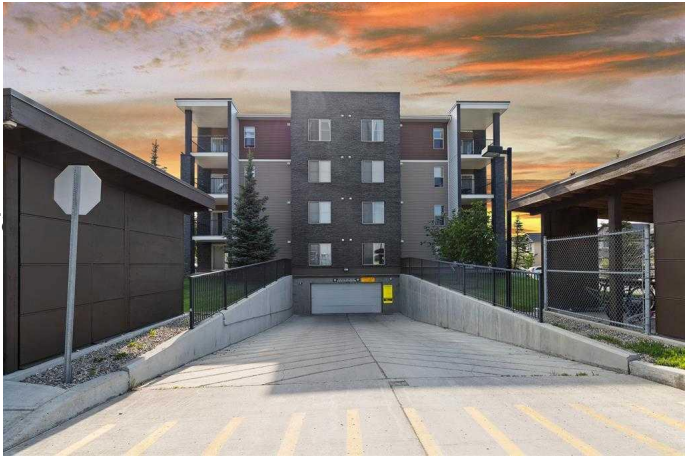
Interior

Interior Features	Bookcases, Built-in Features, Elevator, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

of Stories 4

Exterior

Exterior Features Balcony, Playground
Construction Stone, Vinyl Siding, Wood Fr



Additional Information

Date Listed June 28th, 2024
Date Sold September 11th, 2024
Days on Market 75
Zoning M-2
HOA Fees 0.00

Listing Details

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.