

**210, 7130 80 Avenue NE**  
**Calgary, Alberta**

**MLS # A2162059**



**\$344,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 915 sq.ft.                         | <b>Age:</b>   | 2013 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 485 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Granite Counters, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s) |                   |        |

**Inclusions:** Window Coverings, Building Fob

Welcome to this spacious 2-bedroom, 2-bathroom condo with a den in the desirable Indigo Sky complex. This well-designed unit offers a smart layout with bedrooms on opposite sides for enhanced privacy. Upon entering, you'll find a versatile den to the left, perfect for a home office or hobby space. To the right, the modern kitchen, featuring granite countertops, opens seamlessly into the open-concept living and dining area, inviting culinary creativity and social gatherings. The master bedroom is a peaceful retreat, complete with a walk-through closet leading to a private ensuite. The second bedroom and bathroom are ideally positioned on the opposite side, offering comfort and convenience for guests or family. A private balcony provides a cozy spot for morning coffee or evening relaxation. The well-managed Indigo Sky complex includes the convenience of secure underground parking. With its modern design and fantastic location, Indigo Sky is just steps away from shopping plazas, parks, schools, and recreational facilities. Situated in the vibrant Saddle Ridge community, this condo is close to key amenities, including the C-Train, grocery stores, the Genesis Centre, and the YMCA. This condo combines a functional layout, a great location, and access to top community amenities, offering an excellent opportunity to enjoy life in one of Calgary's most lively neighbourhoods.