

# \$255,000 - 307, 7130 80 Avenue Ne, Calgary

MLS® #A2239594

## \$255,000

2 Bedroom, 1.00 Bathroom, 696 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Attention INVESTORS and FIRST-TIME BUYERS – welcome to this beautifully maintained 2-bedroom condo in the sought-after Indigo Sky complex! Located on the 3rd floor, this bright and stylish unit offers an open-concept layout with a spacious kitchen featuring quartz countertops, a breakfast bar, a pantry, and modern appliances.

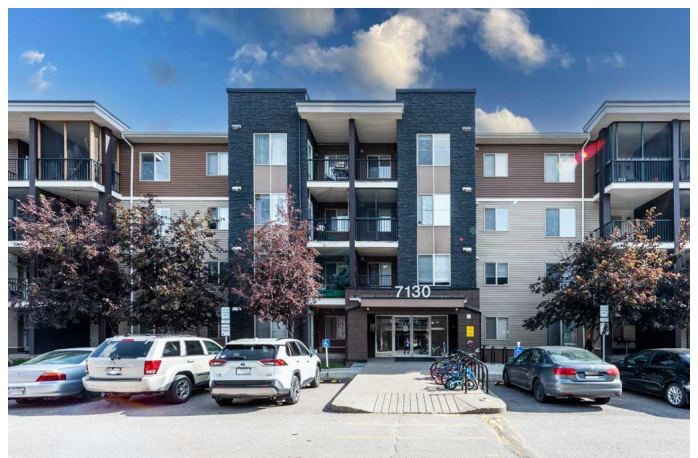
The primary bedroom includes a large window, a walk-through closet, and direct access to a 4-piece bathroom. The second bedroom is perfect as a guest room, home office, or flex space. Enjoy the convenience of in-suite laundry, a generous balcony, and your own titled underground parking stall.

This well-managed, pet-friendly complex offers ample visitor parking and is ideally located near schools, shopping, parks, and major roadways. Low condo fees make this an incredible value. Don't miss this opportunity – book your showing today!

Built in 2012

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2239594  |
| Price     | \$255,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 696               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 307, 7130 80 Avenue Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 0N5                |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Parking, Trash, Visitor Parking, Park, Snow Removal |
| Parking Spaces | 1                                                   |
| Parking        | Underground                                         |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                 |
| Cooling           | None                                                                      |
| # of Stories      | 4                                                                         |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Concrete, Stucco, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 77              |
| Zoning         | M-2             |

### Listing Details

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