101 7130 80 Avenue NE

Calgary | Active | MLS® A2338961

$265,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2011**	**965.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Bright & Functional Saddle Ridge Corner Unit!
Immerse yourself in this 965 sq. ft. main-floor corner unit with an open layout, low-maintenance vinyl plank flooring and large windows that bring plenty of natural light into the living and dining areas. The kitchen features granite countertops and stainless steel appliances. Along with two bedrooms and two full bathrooms, the home offers en suite laundry and a flexible den space for a home office or additional storage. Outside is a private ground-floor patio perfect for summertime retreats or enjoying your morning coffee. The unit includes two parking spots: a titled heated underground stall ideal for Alberta’s cold winters, and a surface spot only steps from your front door. Enjoy convenience right outside your door with nearby lake trails for daily walks, quick transit access, and essential stops like Sanjha Punjab groceries, Tim Hortons and a gas station just minutes away. Located within walking distance of local trails, bus stops, and everyday shops, and just two minutes from the Genesis Centre and YMCA, this home is ideal for first-time homebuyers and investors.
Secure your private showing today and see what this remarkable property has to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338961
Bedrooms	2
Bathrooms	2
Year Built	2011
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	965.2 sq. ft.
Condo Fee:	$546.00

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Interior Maintenance, Maintenance Grounds, Parking, Snow Removal, Trash, Water
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit, No One Below
Total Rooms Above Grade:	6
Year built:	2011 (Age: 15)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1310105
Heating:	Baseboard
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stone, Vinyl Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Lot, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Indigo Sky
Community:	Saddle Ridge
Amenities:	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 11'4" × 10'3" ·
Main Floor	Den · 11' × 7'2" ·
Main Floor	Dining Room · 13' × 11' ·
Main Floor	Kitchen · 12'8" × 7'6" ·
Main Floor	Laundry · 8'8" × 4' ·
Main Floor	Living Room · 15'9" × 11'8" ·
Main Floor	Bedroom - Primary · 12'5" × 11' ·
Title to Land:	Fee Simple
Community Features:	Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks

Interior Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-2
Listed Date:	Aug 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-7130-80-avenue-ne-calgary-a2338961/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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