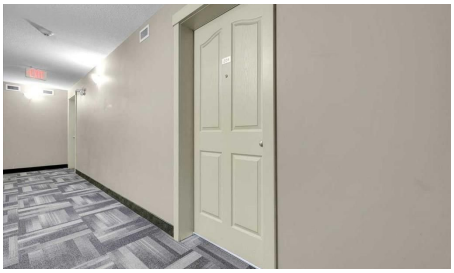
204 7130 80 Avenue NE

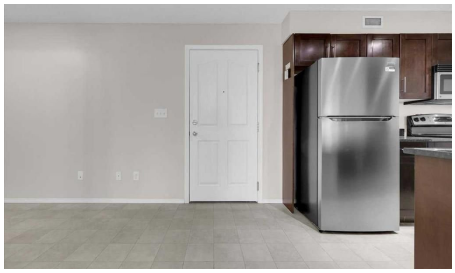
Calgary | Active | MLS® A2352826

$229,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2013**	**765.49 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Realty Focus

A closer look

SPACE, STYLE & LOCATION - THIS CALGARY CONDO HAS IT ALL! Why settle for ordinary when you can have the whole package? This beautifully maintained 2 BEDROOM + DEN, 2 BATHROOM condo delivers the perfect mix of comfort, convenience & modern living! Step inside to a bright, open-concept layout featuring a stylish kitchen with GRANITE countertops, soft-close cabinetry, stainless steel appliances & plenty of prep space. The spacious living room is flooded with natural light and opens onto a LARGE PRIVATE BALCONY! The primary retreat features a WALK-IN CLOSET & 4-piece ensuite, while the versatile DEN is perfect for your home office! Enjoy a NEWER FRIDGE, REPLACED FAUCET & freshly stretched carpet. BONUS: TITLED HEATED UNDERGROUND PARKING! With groceries, shopping & everyday essentials just steps away, transit nearby & the CTrain approximately a 10-minute walk, convenience is truly at your doorstep. BIG ON SPACE, LOW ON COMPROMISE - THIS ONE CHECKS THE BOXES!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352826
Bedrooms	2
Bathrooms	3
Year Built	2013
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:	765.49 sq. ft.
Condo Fee:	$434.04
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Water

Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2013 (Age: 13)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	2
Plan:	1310105
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, Underground

Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Indigo Sky
Community:	Saddle Ridge
Amenities:	Elevator(s), Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Balcony · Measurements not available ·
Main Floor	Bedroom · 12'7" × 8'10" ·
Main Floor	Den · 10' × 6'9" ·
Main Floor	Dining Room · 13'3" × 6'6" ·
Main Floor	Kitchen · 14'7" × 7'7" ·
Main Floor	Living Room · 12'5" × 10'9" ·
Main Floor	Laundry · 3' × 2'9" ·
Main Floor	Bedroom - Primary · 11' × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Elevator, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-2
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/204-7130-80-avenue-ne-calgary-a2352826/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.