225 7210 80 Avenue NE

Calgary | Active | MLS® A2318783

$269,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2012**	**976.07 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Mission Real Estate

A closer look

Corner unit offering exceptional natural light, privacy, and a highly functional layout. This bright and spacious suite features a smart split-bedroom design, with the two bedrooms separated by the living room-ideal for roommates, guests, or a home office. The inviting living room opens onto a large private balcony, perfect for morning coffee or evening relaxation. The well-appointed kitchen features granite countertops, ample cabinetry, and plenty of space for a full dining table, making everyday living and entertaining easy. The primary bedroom offers a walk-in closet and 4-piece ensuite, while the second bedroom is generously sized with easy access to the main bathroom. In-suite laundry adds everyday convenience, and the unit includes a titled parking stall in the heated underground parkade. Situated in the vibrant community of Saddle Ridge, this home is close to parks, playgrounds, schools, shopping, dining, essential services, walking paths, and the Genesis Centre. Commuting is easy with Saddle Towne C-Train Station just steps away, along with nearby bus routes and major roadways. A great opportunity in one of Calgary's most connected and family-friendly neighborhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2318783
Bedrooms	2
Bathrooms	2
Year Built	2012
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:	976.07 sq. ft.
Condo Fee:	$542.55

Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	6
Year built:	2012 (Age: 14)
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:	1212888
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Indigo Sky
Community:	Saddle Ridge
Amenities:	Elevator(s), Trash
Appliances:	Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Furniture Neg
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Call, Yes
Main Floor	Bedroom - Primary · 12'5" × 11'5" ·
Main Floor	Bedroom · 11'3" × 10'3" ·
Main Floor	Living Room · 14'4" × 11'7" ·
Main Floor	Kitchen · 12'8" × 7'7" ·
Main Floor	Dining Room · 12' × 11'1" ·
Main Floor	Laundry · 8'9" × 4'1" ·
Main Floor	Foyer · 12'2" × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Granite Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-2
Listed Date:	Jun 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/225-7210-80-avenue-ne-calgary-a2318783/

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

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