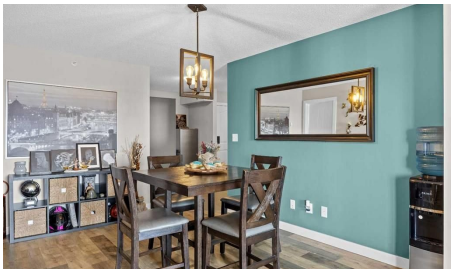
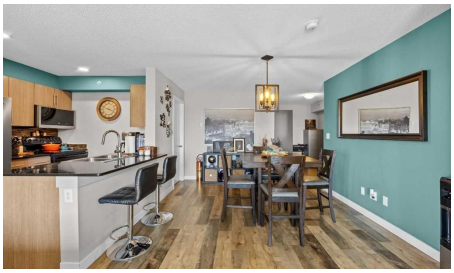
401 7110 80 Avenue NE

Calgary | Active | MLS® A2333724

$319,999









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2013**	**971.08 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Wake up to sweeping mountain and downtown skyline views from this beautifully updated fourth-floor condo in Saddle Ridge. Thoughtfully designed with 2 bedrooms, 2 full bathrooms and a versatile den, the bright and spacious layout is ideal for professionals, couples or anyone needing a dedicated home office. The primary bedroom offers its own private ensuite and walk-in closet, while the second bedroom and bathroom provide excellent flexibility for guests or roommates.

The stylish kitchen features the builder’s upgraded Driftwood package, complete with rich cabinetry, black granite countertops and upgraded lighting. Rustic barnwood-inspired luxury vinyl plank flooring brings warmth and character throughout the kitchen, dining area and living room. Stainless steel appliances include a brand-new Samsung dishwasher, a Maytag refrigerator and an LG over-the-range microwave.

Step onto the southwest-facing balcony to enjoy afternoon sun, colourful sunsets and impressive city and mountain views. The titled parking stall is ideally located next to the elevator, and the unit’s fourth-floor position provides added privacy with convenient stairwell access nearby. Located close to schools, parks, shopping, transit and everyday amenities, this move-in-ready condo delivers an exceptional combination of style, functionality and the best view in the building.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2333724
Bedrooms	2
Bathrooms	2
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:	971.08 sq. ft.
Condo Fee:	$542.55
Condo Fee Includes:	Common Area Maintenance, Gas, Insurance, Interior Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal, Water
Front Exposure:	Southwest
Unit Exposure:	Southwest
Floor Location:	Top
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
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:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1310448
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	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 Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	wardrobes in den, pantry cupboard(s)
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom · 11'2" × 10'5" ·
Main Floor	Dinette · 13'3" × 11'4" ·
Main Floor	Foyer · 12' × 11' ·
Main Floor	Kitchen · 12'9" × 7'10" ·
Main Floor	Laundry · 8'8" × 4' ·
Main Floor	Living Room · 14'3" × 11'8" ·
Main Floor	Bedroom - Primary · 12'7" × 11'1" ·
Title to Land:	Fee Simple

Community Features:	Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-2
Listed Date:	Jul 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/401-7110-80-avenue-ne-calgary-a2333724/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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