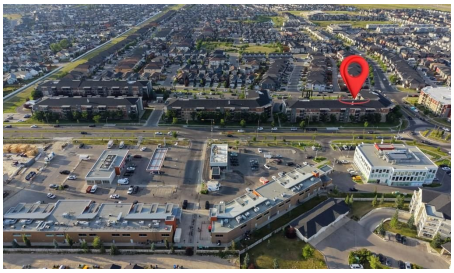
413 7210 80 Avenue NE

Calgary | Active | MLS® A2333582

$234,999









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2012**	**690.72 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Prep Realty Inc.

A closer look

Welcome to this beautifully maintained top-floor 2-bedroom, 1-bathroom apartment in the highly desirable community of Saddle Ridge. Featuring a bright and open-concept layout, modern finishes, and stunning downtown Calgary and mountain views, this home is ideal for first-time buyers, professionals, downsizers, or investors.

The spacious living area is filled with natural light and flows seamlessly into the kitchen and dining space, creating a comfortable setting for both everyday living and entertaining.

Conveniently located just a short walk to the Saddletowne LRT Station and Calgary Transit, commuting is quick and easy. You'll also enjoy close proximity to shopping, restaurants, schools, parks, recreation facilities, and all the amenities Saddle Ridge has to offer.

Whether you're looking for a move-in-ready home or a fantastic investment opportunity, this top-floor unit offers exceptional value in one of Northeast Calgary's most sought-after communities. Call your Realtor and book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2333582
Bedrooms	2
Bathrooms	1
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:	690.72 sq. ft.
Condo Fee:	$387.54
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2012 (Age: 14)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1212888
Heating:	Baseboard, Forced Air
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No

Flooring:	Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, Titled, 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), Secured Parking, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Freezer, Microwave, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	Board Approval, Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Living Room · 11'4" × 9'9" ·
Main Floor	Living/Dining Room Combination · 11'3" × 8'2" ·
Main Floor	Kitchen · 12'5" × 11'2" ·
Main Floor	Bedroom - Primary · 13'6" × 8'11" ·
Main Floor	Bedroom · 11'3" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Open Floorplan, Pantry, Stone 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:	Jul 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/413-7210-80-avenue-ne-calgary-a2333582/

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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.