



THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #1803, Calgary T2V2W3

MLS®#: **A2111265**

Area: **Haysboro**

Listing Date: **03/01/24**

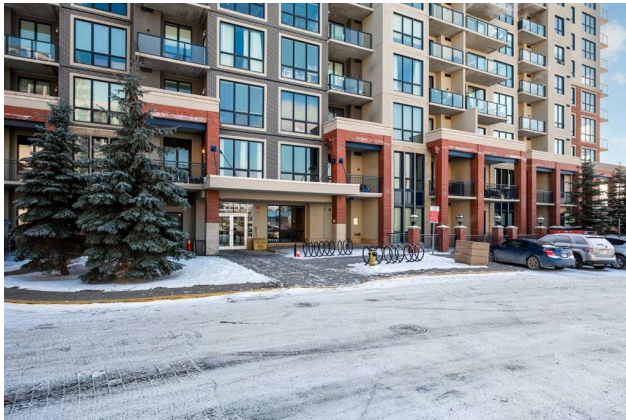
List Price: **\$289,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **698**
Low Sqft:
Ttl Sqft: **698**

DOM

79

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade

Utilities and Features

Roof:
Heating: **Geothermal**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`3" x 18`6"	Den	Main	9`8" x 6`2"
Foyer	Main	7`3" x 10`1"	Kitchen	Main	15`1" x 8`7"
Bedroom - Primary	Main	11`3" x 15`0"	4pc Bathroom	Main	6`2" x 8`8"

Legal/Tax/Financial

Condo Fee:
\$386

Title:
Fee Simple
Fee Freq:

Zoning:
C-C2 f4.0h80

Legal Desc:	1010380	Monthly	Remarks
Pub Rmks:	PREMIER INVESTMENT OPPORTUNITY in London at Heritage Station!! Don't let this bright and spacious 1 BEDROOM plus DEN, 1 BATHROOM CONDO slip through your fingers. This stunning unit boasts HIGH CEILINGS, LARGE WINDOWS that flood the space with natural light, an UPGRADED KITCHEN featuring GRANITE COUNTERTOPS, ample cupboard space, a convenient kitchen island, and a GENEROUSLY SIZED BALCONY perfect for relaxing or entertaining. Located just a SHORT WALK from the HERITAGE C-TRAIN STATION, this condo offers convenience at your doorstep. Level 4 provides access to Save on Foods and Level 17 provides access to the roof top patio. Enjoy easy access to shopping, restaurants, and a stress-free commute to downtown. Whether you're looking to add to your investment portfolio or find your new home, this property offers the best of both worlds. Don't miss out on this fantastic opportunity to own a piece of prime real estate in a sought-after location!		
Inclusions:	N/A		
Property Listed By:	CIR Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





