



THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #1503, Calgary T2V2W3

MLS® #: **A2113005**

Area: **Haysboro**

Listing Date: **03/15/24**

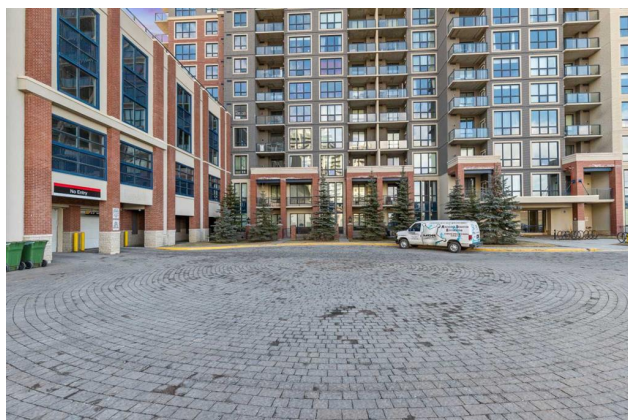
List Price: **\$289,990**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 01-May**

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: **716**
Low Sqft:
Ttl Sqft: **716**

DOM

65

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **In Floor,Hot Water**
Sewer:
Ext Feat: **Balcony**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4' 11" x 8' 9"	Entrance	Main	13' 3" x 7' 4"
Furnace/Utility Room	Main	2' 9" x 1' 9"	Kitchen With Eating Area	Main	9' 8" x 11' 3"
Living Room	Main	11' 4" x 17' 7"	Balcony	Main	10' 10" x 5' 11"
Laundry	Main	5' 0" x 4' 2"	Bedroom - Primary	Main	11' 2" x 15' 0"
Den	Main	9' 8" x 5' 11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$386

Fee Simple

C-C2 f4.0h80

Fee Freq:

Monthly

Legal Desc:

1010380

Remarks

Pub Rmks:

Attention! First Time Homebuyer and investors. An opportunity own a unit under 300k in the city. 1+1 Functional floorpan and the den can be used as your second bedroom. The living room, spacious and inviting, seamlessly connects to a modern kitchen with kitchen island and quartz countertop definitely suit your needs. For those who work from home, the spacious den transforms into an ideal home office, offering privacy and tranquility. Convenience is further amplified by the in-suite laundry, rounding out this energy-efficient unit's features. Step outside to your private balcony and soak in the amazing views, a perfect backdrop for relaxation or intimate gatherings. On the 17th floor, discover a rooftop garden, library, and patio—exclusive amenities that offer beautiful city vistas and spaces for socializing or serene solitude. The building caters to a lifestyle of convenience and security with its concierge service, heated underground parking, 3 elevators, and 24hr security. It's pet-friendly too, welcoming your furry companions into a warm community. Location Location and Location, this unit delivers with unbeatable connectivity. Just step away from the LRT, downtown and the rest of the city are within easy reach. Even more appealing, the building's parkade is connected via the 4th level to Save On Foods, a professional building, and strip mall, ensuring that everything you need is just a short walk away. ?One of a few in Calgary that offers this value for both investor and first time home buyer.

Inclusions:

none

Property Listed By:

Grand Realty

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

