



THE
A-TEAM

**RE/MAX
FIRST**

8710 HORTON Road #1213, Calgary T2V 0P7

MLS® #: **A2113897**

Area: **Haysboro**

Listing Date: **03/22/24**

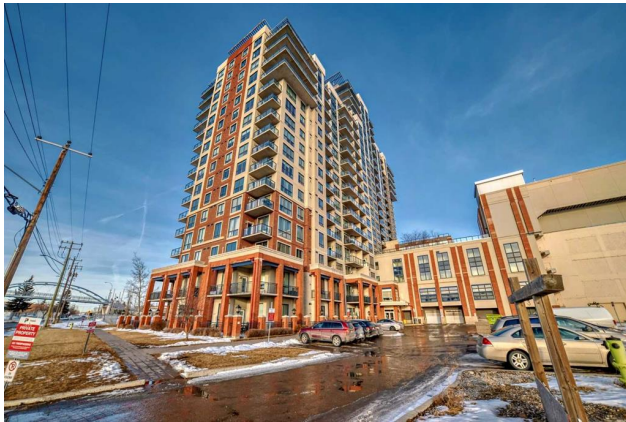
List Price: **\$299,800**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 19-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **833**
Low Sqft:
Ttl Sqft: **833**

Access:
Lot Feat:
Park Feat:

Common, Unassigned, Underground

DOM

58

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Breakfast Bar, No Smoking Home, Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	9`11" x 9`10"
Laundry	Main	6`5" x 4`11"
Living/Dining Room Combination	Main	18`1" x 11`3"
Bedroom - Primary	Main	12`2" x 11`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`5" x 4`7"
Kitchen	Main	10`9" x 9`6"
Balcony	Main	11`0" x 5`10"
4pc Bathroom	Main	8`7" x 4`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$422

Fee Simple

C-C2 f4.0h80

Fee Freq:

Monthly

Legal Desc:

0812824

Remarks

Pub Rmks:

Amazing and rare opportunity to call this luxurious spacious one bedroom plus den unit your new home. With 834 sqft of space, this is one of the bigger one bedroom plus den (97 sqft) units in the building. One bedroom units of this size are rarely available in the building. Not only do you get the North facing unobstructed view of down town from the 12th floor, as a little bonus, you get to see the lit-up CP Holiday train coming and going in December every year - all right from the comfort of your living room! This unit has a good size den, one of the larger dens among all the units in the London Condos. Its large size is big enough to easily converted to fit a queen size bed and nightstands. The large den can be set up as a sizable office with seating area for guests, or a roomy workstation for all your hobby needs. There are lots of updates including garburator (not all units have garburator), upgraded front load washer/dryer, newly installed Vinyl Plank flooring in 2021, newer stainless steel fridge installed in 2022 and stainless steel dishwasher installed in 2023. Updated faucet cartridge completed in March 2024. This building is pet friendly and comes with underground heated parking and bike storage rooms. Located conveniently with Heritage bus terminal and C-Train station across the building, Save-on-Food accessible from parkade. A few minutes drive to Walmart, Superstore, Safeway, Costco, Ikea and T&T Supermarket etc. Tenant occupied, tenant's right, 24 hours notice showing only on Mon, Wed, Fri 5-8pm, Sat 2-8pm, lease will expire on June 30, 24.

Inclusions:

None

Property Listed By:

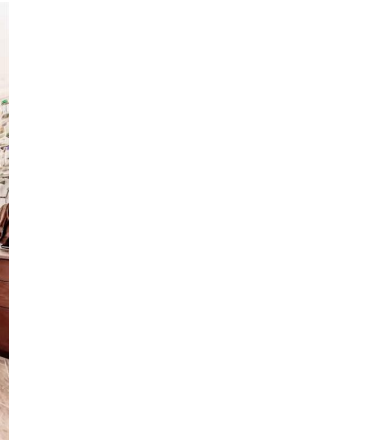
Realty Link Management.Services Ltd.

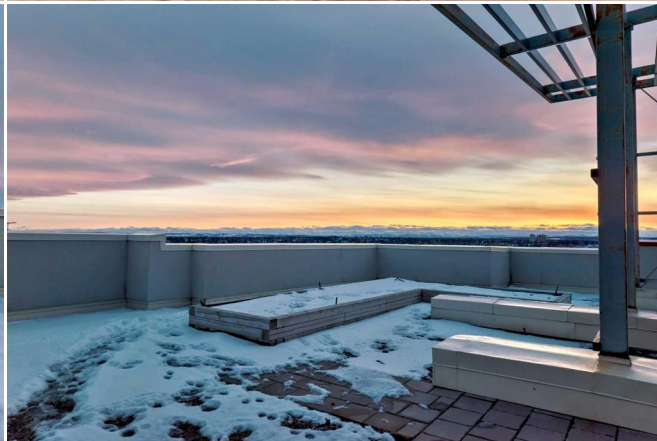
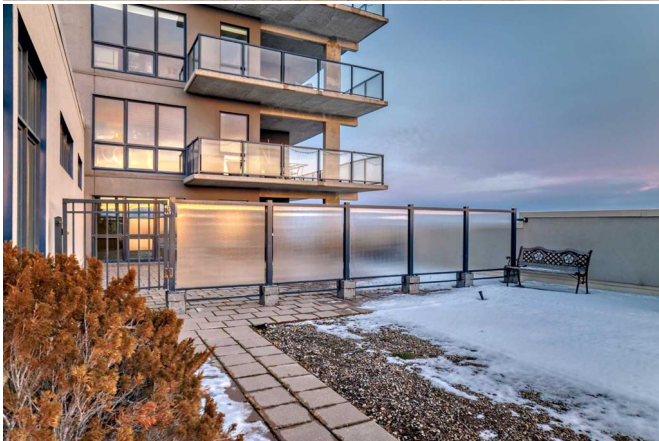
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













1 Bed - 1 Bath | 834 sq.ft.

Kent

