



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8880 HORTON Road #1507, Calgary T2V2W3**

MLS®#: **A2115276**

Area: **Haysboro**

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

List Price: **\$379,000**

Status: **Active**

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: **961**  
Low Sqft:  
Ttl Sqft: **961**

DOM

**65**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

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: **Granite Counters,High Ceilings,Open Floorplan,Tankless Hot Water**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`3" x 15`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 12`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 12`7"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`1" x 8`7"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 11`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`7" x 7`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 11`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 11`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$512**

Title:  
**Fee Simple**

Zoning:  
**C-C2 f4.0h80**

Legal Desc:	1010380	Fee Freq: Monthly	Remarks
Pub Rmks:	<b>**Welcome to Your INVESTMENT OPPORTUNITY or NEW HOME at LONDON HERITAGE STATION!**</b> This BRIGHT and SPACIOUS 2-bedroom, 2-bathroom condo located in the convenient community of HAYSBORO is a gem waiting for you to claim. Featuring HIGH CEILINGS, large windows that bathe the interior in natural light, and an UPGRADED KITCHEN with granite countertops offering lots of space, and an abundance of cupboards. The generously sized balcony is perfect for unwinding or hosting guests. The SPACIOUS PRIMARY BEDROOM complete with a 4 piece ensuite bathroom is a perfect haven to retire in after a long day. Situated just a short walk away from the HERITAGE C-Train STATION, this condo offers unparalleled convenience. Level 4 grants access to Save on Foods, while Level 17 offers entry to the rooftop patio. With shopping, dining options, and a stress-free commute to downtown at your fingertips, this location truly has it all. Whether you're expanding your investment portfolio or searching for your dream home, this property seamlessly combines both aspirations. <b>DON'T MISS OUT</b> on this incredible chance to own a piece of prime real estate in one of Calgary's most coveted locations!		
Inclusions:	N/A		
Property Listed By:	CIR Realty		

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











