



THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #1302, Calgary T2V 2W3

MLS® #: **A2115962**

Area: **Haysboro**

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

List Price: **\$288,000**

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: **701**
Low Sqft:
Ttl Sqft: **701**

DOM

58
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Views

Parkade, Unassigned

Utilities and Features

Roof:
Heating: **Hot Water, Natural Gas**
Sewer:
Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Breakfast Bar, Open Floorplan, Soaking Tub, Storage**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|---------------------|--------------------------|--------------|----------------------|
| Kitchen | Main | 9`1" x 8`5" | Living Room | Main | 11`3" x 18`8" |
| Den | Main | 9`11" x 6`1" | Bedroom - Primary | Main | 11`2" x 15`1" |
| 4pc Bathroom | Main | 0`0" x 0`0" | | | |

Legal/Tax/Financial

Condo Fee:
\$386

Title: **Fee Simple**
Fee Freq:

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

| | | | |
|---------------------|--|---------|---------|
| Legal Desc: | 1010380 | Monthly | Remarks |
| Pub Rmks: | <p>Urban living at its finest in the beautiful London at Heritage Station building! Ideally located with shops and restaurants literally right out the front door and just steps to the LRT Station. This 1 bedroom plus a den with gorgeous city views is vacant and move-in ready. The open concept design is perfectly centred around the full-height window framing city views while simultaneously streaming in endless natural light. Ample space to entertain in the dining room or gathered around the breakfast bar peninsula island. The living room is bright and open with clear sightlines throughout the main floor promoting unobstructed connectivity. Take in those outstanding views on the covered, glass railed balcony while sipping peaceful morning coffees or enjoying casual summer barbeques. A generously sized den is great for an office, hobby space or home gym. The large primary bedroom is located near the 4-piece bathroom for ultimate convenience. Adding to your comfort is in-suite laundry. The building's amenities include underground parking, a modern lobby, 3 elevators for speedy service, a rec room for additional entertaining and gathering space and a tranquil rooftop patio with stunning downtown views, lovely gardens and tons of room for lounging. Phenomenally located within walking distance to everything - Heritage LRT Station, Save-On-Foods, Co-op, Tim Hortons, great restaurants, bars, parks, green spaces and more. Neighbouring South Glenmore Park lets you easily connect with nature on the tranquil pathways watching the sailboats cruise along. Truly an unbeatable location with both nature and urban settings giving you the best of both worlds!</p> | | |
| Inclusions: | N/A | | |
| Property Listed By: | RE/MAX First | | |

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







