



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8710 HORTON Road #101, Calgary T2V 0P7**

MLS® #: **A2116041**

Area: **Haysboro**

Listing Date: **03/19/24**

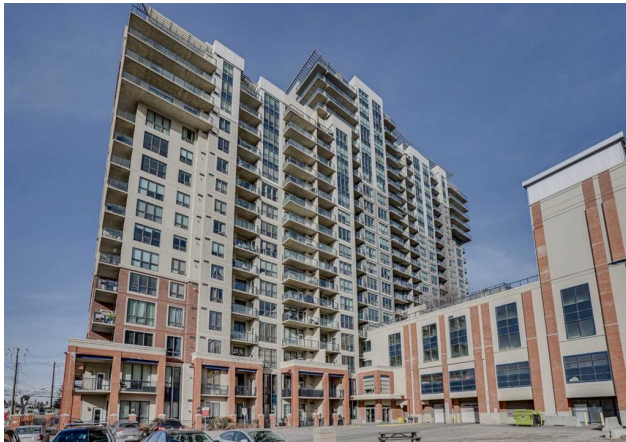
List Price: **\$284,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **710**  
Low Sqft:  
Ttl Sqft: **710**

DOM

**61**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Parkade,Titled**

Utilities and Features

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

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>14`11" x 11`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 9`5"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>17`4" x 11`2"</b>
<b>Den</b>	<b>Main</b>	<b>6`1" x 9`4"</b>	<b>Entrance</b>	<b>Main</b>	<b>3`10" x 4`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$406**

Title:  
**Fee Simple**

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

Legal Desc:	0812824	Fee Freq: Monthly	Remarks
Pub Rmks:	<b>FABULOUS 1ST FLOOR BEAUTIFUL APARTMENT IN DESIRABLE LONDON AT HERITAGE STATION. BRIGHT, NORTH FACING , OPEN CONCEPT PLANWITH VERY SPACIOUS LIVING ROOM , 9 FEET CEILINGS, GRANITE EATING BAR AND LARGE WINDOWS OPENING ONTO COMFORTABLE PATIO, VERY GOOD ACCESS TO LRT PEDWAY FROM THE BUILDING, BEAUTIFUL KITCHEN WITH MAPLE CABINETS, LARGE DEN PERFECT FOR HOME OFFICE, GRANITE COUNTER TOPS IN KITCHEN AND BATHROOM, IN SUITE LAUNDRY, NICE SIZE BEDROOM , EASY ACCESS TO LOVELY ROOF TOP GARDEN AREA AND SOCIAL ROOM, HEATED PARKING ON 3 RD FLOOR, TITLED PARKING STALL, ELEVATORS AND 24 HR. SECURITY , NEW PEDESTRIAN BRIDGE TO THE HERITAGE LRT STATION. VERY CLOSE TO SEVERAL AMENITIES, SHOWS VERY WELL. VACANT NOW FOR IMMEDIATE POSSESSION ! . A MUSE SEE !</b>		
Inclusions:	N/A		
Property Listed By:	MaxWell Capital Realty		

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





