



THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #1507, Calgary T2V2W3

MLS®#: **A2143853** Area: **Haysboro** Listing Date: **06/24/24** 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**

Finished Floor Area
 Abv Sqft: **961**
 Low Sqft:
 Ttl Sqft: **961**

DOM

6
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Parkade**

Parking

Ttl Park: **1**
 Garage Sz:

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, Tankless Water Heater, Washer, Window Coverings**
 Int Feat: **Granite Counters, High Ceilings, Open Floorplan, Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 15`5"	Dining Room	Main	11`3" x 11`0"
Kitchen	Main	9`11" x 12`2"	Foyer	Main	4`7" x 7`2"
Bedroom	Main	11`0" x 12`7"	Bedroom - Primary	Main	11`0" x 11`10"
4pc Ensuite bath	Main	6`1" x 8`7"	4pc Bathroom	Main	4`10" x 11`10"

Legal/Tax/Financial

Condo Fee: **\$512** Title: **Fee Simple** Zoning: **C-C2 f4.0h80**

Fee Freq:
Monthly

Legal Desc: **1010380**

Remarks

Pub Rmks: ****GREAT INVESTMENT OPPORTUNITY at HERITAGE STATION in LONDON!** TENANT IN LONG TERM LEASE ** 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 is complete with a 4 piece ensuite bathroom. 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, this location truly has it all. If you're looking to expand your investment portfolio DON'T MISS OUT on this incredible opportunity at of Calgary's most convenient locations! BUYER TO ASSUME TENANT UNDER TERMS OF THE CURRENT LEASE.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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







