



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8880 HORTON Road #1001, Calgary T2V2W3**

MLS® #: **A2146689**

Area: **Haysboro**

Listing Date: **07/04/24**

List Price: **\$279,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 22-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2010**

Finished Floor Area  
Abv Sqft: **706**  
Low Sqft:  
Ttl Sqft: **706**

DOM

**74**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade, Unassigned**

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	11`3" x 14`7"	Dining Room	Main	11`4" x 10`1"
Kitchen	Main	11`0" x 9`0"	Foyer	Main	5`5" x 6`8"
Bedroom - Primary	Main	11`2" x 15`1"	4pc Bathroom	Main	6`2" x 8`5"
Laundry	Main	5`2" x 4`4"			

Legal/Tax/Financial

Condo Fee:  
**\$386**

Title:  
**Fee Simple**

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

Fee Freq:  
**Monthly**

Legal Desc: **1010380**

Remarks

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Pub Rmks: **DON'T MISS THE CHANCE TO MAKE THIS CONDO YOUR NEW HOME OR INVESTMENT OPPORTUNITY at HERITAGE STATION in LONDON! This BRIGHT and SPACIOUS, 1-bedroom, 1-bathroom condo is located in the convenient community of HAYSBORO. This unit features HIGH CEILINGS, LARGE WINDOWS providing lots of natural light, an UPGRADED KITCHEN with GRANITE COUNTERTOPS with lots of space for preparing meals and an abundance of cupboards. The generously sized balcony is perfect for unwinding or hosting guests. A SPACIOUS BEDROOM, 4 piece bathroom and convenient laundry make this unit complete. 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. Whether you're looking for a new place to call home or expanding your investment portfolio DON'T MISS OUT on this incredible opportunity at of Calgary's most convenient locations!**

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

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