



THE
A-TEAM

**RE/MAX
FIRST**

8710 HORTON Road #1307, Calgary T2V 0P7

MLS® #: **A2148625** Area: **Haysboro** Listing **07/10/24** List Price: **\$359,000**
 Status: **Active** County: **Calgary** Change: **-\$21k, 22-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Parkade

Finished Floor Area

Abv Sqft: **969**
 Low Sqft:
 Ttl Sqft: **969**

DOM

68
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Other**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Main	11`0" x 11`10"	Dining Room	Main	15`1" x 8`10"
Bedroom	Main	11`2" x 12`8"	Kitchen	Main	9`7" x 11`0"
Living Room	Main	11`4" x 18`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$540

Fee Simple

C-C2 f4.0h80

Fee Freq:

Monthly

Legal Desc: 0812824

Remarks

Pub Rmks: **Excellent Location close to so many Amenities, Shopping, Night Life. FLOOR TO CEILING WINDOWS with AMAZING Views to relax and enjoy in this 2 Bedroom -2 Full Bath Condo freshly painted and new carpet. Fabulous Kitchen with GRANDITE countertop, Stainless Steel Appliances, Rich Dark Stained Cabinets and an Eating Bar., yet more room for a Dining Table to entertain Your Family & Friends. Spacious Living Room allowing You to configure Your Furniture in different ways. Fabulous Balcony off the Living Room to enjoy the openness & views of the City. The primary Bedroom is Spacious with tons of Closet space for Your Wardrobe - and comes with Your own Ensuite—2nd Bedroom is for Guests or Roommates with their own bathroom. A stackable washer and dryer are conveniently located down the hall. You have direct access to SAVE-ON-FOODS with INDOOR WALKWAY for our cold winters. The boiler system has just been serviced, so you don't need to worry about this. Assigned Underground Parking to keep Your Vehicle Warm or Cool depending on the season. It is located close to Heritage C-Train Station and has lots of different bus routes to get you around the city. Call Your Favorite Realtor for Your Private showing today !!!**

Inclusions: N/A
Property Listed By: CIR Realty

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









