

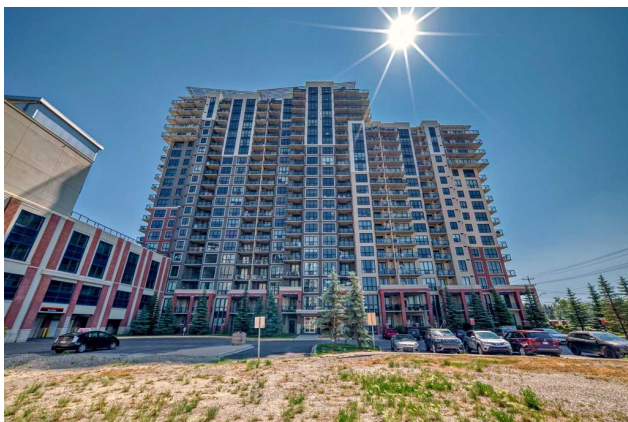


THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #1701, Calgary T2V2W3

MLS®#: **A2148696** Area: **Haysboro** Listing **07/11/24** List Price: **\$289,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$5k, 12-Sep** 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: **718**
 Low Sqft:
 Ttl Sqft: **718**

DOM

67
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Granite Counters,High Ceilings,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`2" x 15`0"	4pc Bathroom	Main	5`0" x 8`6"
Living/Dining Room Combination	Main	11`3" x 23`10"	Kitchen With Eating Area	Main	9`11" x 11`0"
Balcony	Main	11`1" x 5`9"	Entrance	Main	9`1" x 4`6"

Legal/Tax/Financial

Condo Fee: **\$386** Title: **Fee Simple** Zoning: **C-C2 f4.0h80**
 Fee Freq:

Legal Desc:

1010380

Monthly

Remarks

Pub Rmks: **Welcome to this spacious Cadogan model 1-bedroom condo with an expansive layout and modern upgrades. Located on the 17th floor, this home offers incredible value. Step into the inviting foyer that opens to a bright kitchen featuring sleek granite countertops, an extended eating bar, and stainless steel appliances. The generously sized bedroom easily accommodates a king-sized bed. Enjoy summer evenings on the private balcony with BBQ hookups. This well-maintained building offers fantastic amenities, including a rooftop patio and hobby room on the 17th floor, perfect for relaxation and socializing. Don't miss this opportunity to own a stylish and comfortable home in a prime location.**

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

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





