



THE
A-TEAM

**RE/MAX
FIRST**

8710 HORTON Road #1203, Calgary T2V 0P7

MLS® #: **A2149467**

Area: **Haysboro**

Listing Date: **07/13/24**

List Price: **\$272,500**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 09-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area
Abv Sqft: **711**
Low Sqft:
Ttl Sqft: **711**

DOM

65
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:

Heated Garage, Parkade, Stall, Underground

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Boiler, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Misting System**

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	11`0" x 10`9"
Entrance	Main	10`0" x 5`0"
4pc Bathroom	Main	8`6" x 5`0"
Dining Room	Main	7`0" x 11`3"
Balcony	Main	11`0" x 6`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	4`0" x 5`0"
Den	Main	10`9" x 6`3"
Bedroom - Primary	Main	15`0" x 11`0"
Living Room	Main	11`3" x 9`3"

Legal/Tax/Financial

Condo Fee: \$407	Title: Fee Simple Fee Freq: Monthly	Zoning: C-C2 f4.0h80
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Legal Desc: **0812824**

Remarks

Pub Rmks: **Great Mountain & City Views from the north side of the London Towers. The spacious one bedroom and den currently offer room for 2 beds located on the 12th floor. It is conveniently located right next to the Heritage C-train station for quick access to downtown and around the city. This bright and colorful condo has plenty of room with 711 sqft of comfortable living space. The master bedroom is on the north side and gives your unprecedented views of downtown Calgary. The open floor plan living room, dining room and kitchen is flooded with natural sunlight from the large picture window. The kitchen is modern with sleek black granite counter tops, perfect for entertaining and baking. The entrance, kitchen, den, laundry and bathroom all feature easy maintenance ceramic tiles. The Livingroom and bedroom feature plush carpet. The large balcony has amazing views of the mountains to the west, downtown to the north and the nearby hustle and bustle of Macleod trail. The building features a large party rooftop open space perfect for hosting all your summer events. Best of all Save-On Foods can be accessed through the parkade. There is also ample shopping, schools and restaurants in the area. Just minutes to Chinook Mall and South Centre Shopping. The Seller is now offering \$1000.00 to paint a few of the walls to your colour palate. Come view it TODAY.**

Inclusions:
Property Listed By: **N/A**
RE/MAX Realty Professionals

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