



THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #1505, Calgary T2V 2W3

MLS® #: **A2150854**

Area: **Haysboro**

Listing Date: **07/18/24**

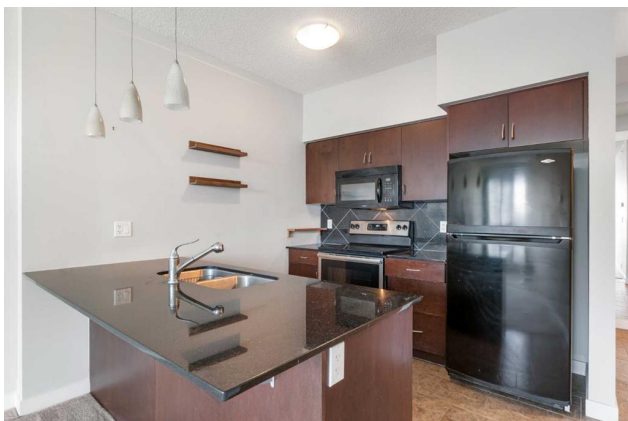
List Price: **\$285,000**

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: **693**
Low Sqft:
Ttl Sqft: **693**

DOM

60
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,Permit Required,Unassigned

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	6`0" x 8`7"	Bedroom - Primary	Main	11`0" x 14`11"
Den	Main	9`9" x 6`2"	Kitchen	Main	10`8" x 8`6"
Living Room	Main	11`2" x 18`6"			

Legal/Tax/Financial

Condo Fee:
\$386

Title: **Fee Simple**
Fee Freq:

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

Legal Desc:	1010380	Monthly	Remarks
Pub Rmks:	Immerse yourself in the modern charm of this 1-bedroom, 1-bathroom condo Plus den in London at Heritage Station. This spacious 15th-floor apartment has ample living area while giving enough space to work from home without encroaching on your personal space. The kitchen creates a warm and inviting atmosphere featuring modern appliances, ample storage space, and a breakfast bar with granite countertops, perfect for entertaining guests. The bedroom offers a comfortable retreat overlooking the balcony, while the bathroom is elegantly designed with modern fixtures and a relaxing ambiance. Residents will appreciate the convenience of in-unit laundry facilities and storage and the added privacy of a dedicated parking space. The building has security and concierge services, and you are never too far from what you need. Heritage LRT station is a two-minute walk through the underground walkway in the building, and Save On Foods can be accessed via the fourth-floor walkway! This is the perfect location to create a walkable lifestyle! There's also walkable access to Co-op, a short drive or train ride to Chinook Centre Mall and South Centre Mall, dining, and even more shopping! The building is situated along Heritage Drive, Elbow Drive, and Macleod Trail. This apartment is ideal for those seeking a low-maintenance lifestyle in a desirable and accessible neighbourhood. Don't miss out on making this delightful condo your new home! You'll Love Living Here!		
Inclusions:	N/A		
Property Listed By:	One Percent Realty		

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