



THE
A-TEAM

**RE/MAX
FIRST**

8710 HORTON Road #1508, Calgary T2V 0P7

MLS®#: **A2156635**

Area: **Haysboro**

Listing Date: **08/30/24**

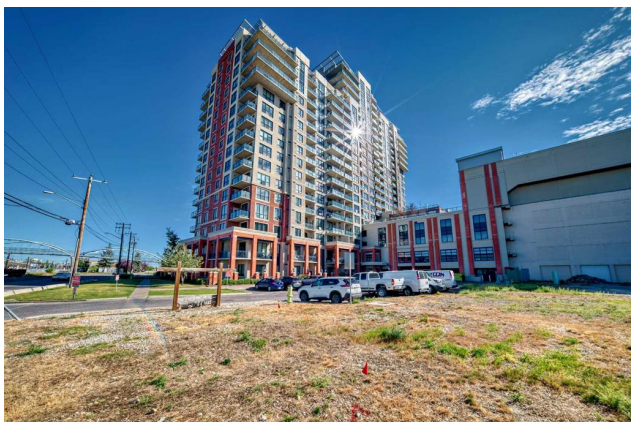
List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 24-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **975**
Low Sqft:
Ttl Sqft: **975**

DOM

84
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Stall**

Utilities and Features

Roof:
Heating: **Boiler,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Garburator,Microwave,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Granite Counters,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`11" x 10`11"
4pc Bathroom	Main	11`9" x 4`11"
Laundry	Main	2`11" x 3`8"
Living Room	Main	17`11" x 11`3"
Entrance	Main	7`2" x 4`7"
Furnace/Utility Room	Basement	1`8" x 3`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`7" x 4`11"
Bedroom	Main	10`3" x 11`2"
Kitchen	Main	11`10" x 9`6"
Dining Room	Main	11`3" x 6`7"
Balcony	Main	5`10" x 10`11"

Legal/Tax/Financial

Condo Fee:
\$570

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C-C2 f4.0h80

Legal Desc: **0812824**

Remarks

Pub Rmks: **Welcome to this spacious apartment with high-rise views for urban living. It is two bedroom 2 bath condo one of them is ensuite. Five minutes walk to Heritage station for transportation. Spacious living area with open kitchen and breakfast bar with granite countertops. Underground parking, In-suite laundry, 24 hours security and access to roof-top terrace. 15th floor balcony with majestic views to enjoy anytime due to its exposure. It has direct walking access to Save On Foods for cold winter months. Short drive to Chinook Mall, Calgary Farmers Market and many other amenities.**

Inclusions: **None**
Property Listed By: **URBAN-REALTY.ca**

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







