



THE
A-TEAM

**RE/MAX
FIRST**

8710 HORTON Road #1508, Calgary T2V 0P7

MLS®#: **A2156635**

Area: **Haysboro**

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

List Price: **\$364,888**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Finished Floor Area
Abv Sqft: **975**
Low Sqft:
Ttl Sqft: **975**

Parkade,Stall

DOM

19

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

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	Room	Level	Dimensions
Bedroom - Primary	Main	11`11" x 10`11"	4pc Ensuite bath	Main	8`7" x 4`11"
4pc Bathroom	Main	11`9" x 4`11"	Bedroom	Main	10`3" x 11`2"
Laundry	Main	2`11" x 3`8"	Kitchen	Main	11`10" x 9`6"
Living Room	Main	17`11" x 11`3"	Dining Room	Main	11`3" x 6`7"
Entrance	Main	7`2" x 4`7"	Balcony	Main	5`10" x 10`11"
Furnace/Utility Room	Basement	1`8" x 3`8"			

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 aptment with high-rise views for urban living. It is 2 bedroom 2 bath condo one of them is ensuite. 5 minutes walk to Heritage station for transportation. Spaciuos living area with open kitchen and breakfast bar with granite countertops. Underground parking, In-suite laundry, 24 hour security and access to roof-top terrace. 15th floor balcony with the majestic views to enjoy the mornings as well as evenings due to its exposure. It has direct walking access to Save On Foods during cold winter months. Short drive to Chinnok Mall, Calgary Farmers Market and 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