



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8880 HORTON Road #407, Calgary T2V2W3**

MLS®#: **A2160439**

Area: **Haysboro**

Listing Date: **08/26/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 11-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2010**

Finished Floor Area

Abv Sqft: **967**  
Low Sqft:  
Ttl Sqft: **967**

DOM

**87**  
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, Unassigned**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings**  
Int Feat: **Granite Counters, High Ceilings, Open Floorplan, Tankless Hot Water**  
Utilities:

Room Information

| Room              | Level | Dimensions     | Room         | Level | Dimensions     |
|-------------------|-------|----------------|--------------|-------|----------------|
| Living Room       | Main  | 11`4" x 18`0"  | Dining Room  | Main  | 11`4" x 8`5"   |
| Kitchen           | Main  | 9`11" x 11`0"  | Bedroom      | Main  | 11`0" x 12`7"  |
| Bedroom - Primary | Main  | 11`1" x 11`10" | 4pc Bathroom | Main  | 4`11" x 11`11" |
| 4pc Ensuite bath  | Main  | 6`2" x 8`8"    | Foyer        | Main  | 4`6" x 7`2"    |

Legal/Tax/Financial

Condo Fee:  
**\$509**

Title:  
**Fee Simple**

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

Legal Desc: 1010380

Fee Freq:  
**Monthly**

Remarks

Pub Rmks: **EXCELLENT LOCATION! Welcome to this BRIGHT and INVITING 2 bedroom, 2 bathroom condo that offers the perfect blend of comfort and style. This SPACIOUS 4th FLOOR DOVER MODEL unit features HIGH CEILINGS, GREAT OPEN KITCHEN, DINING, LIVING ROOM FLOOR PLAN, and well-appointed finishes, including elegant GRANITE COUNTERTOPS, convenient in-suite laundry and balcony. Located in an CONVENIENT LOCATION, this condo is just a SHORT WALK TO THE C-TRAIN, SHOPPING CENTRES, and all essential amenities, making it a convenient and desirable place to live. This amazing unit features over 960 SQ.FT. of LIVING SPACE. LEVEL 17 allows access to the rooftop patio and LEVEL 4 gives access to Save On Foods and shopping amenities along MacLeod Trail at Heritage. With a HUGE PARKADE, parking is never a problem. Whether you're searching for your next home or a lucrative INVESTMENT OPPORTUNITY, this condo is a MUST-SEE! Don't miss out on the chance to own this fantastic property. Arrange a viewing today and experience the beauty and convenience this condo has to offer! SCHEDULE A SHOWING NOW! Don't let this condo slip away!**

Inclusions:  
Property Listed By: **None**  
**CIR Realty**

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









