



THE
A-TEAM

**RE/MAX
FIRST**

8710 HORTON Road #1607, Calgary T2V 0P7

MLS® #: **A2161347**

Area: **Haysboro**

Listing Date: **08/29/24**

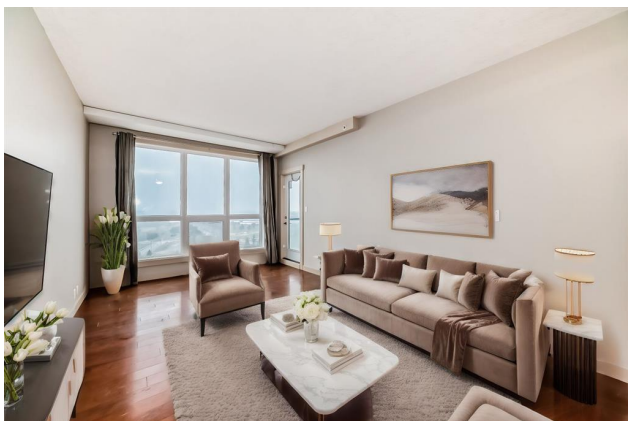
List Price: **\$369,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 11-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **969**
Low Sqft:
Ttl Sqft: **969**

DOM

20
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,Secured,Unassigned

Utilities and Features

Roof:
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Storage**

Construction: **Concrete**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Elevator,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`2" x 4`6"
Living Room	Main	17`11" x 11`3"
Bedroom	Main	10`4" x 11`2"
4pc Bathroom	Main	11`10" x 4`11"
4pc Ensuite bath	Main	8`7" x 4`11"

Room	Level	Dimensions
Dining Room	Main	9`3" x 9`3"
Balcony	Main	6`4" x 11`2"
Laundry	Main	2`10" x 3`8"
Bedroom - Primary	Main	11`10" x 11`0"
Kitchen With Eating Area	Main	12`4" x 9`6"

Legal/Tax/Financial

Condo Fee:
\$569

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C-C2 f4.0h80

Legal Desc: **0812824**

Remarks

Pub Rmks: **Discover modern living in this beautifully updated 2-bedroom, 2-bathroom condo, perfectly located near shopping, nightlife, and a wide range of amenities. With floor-to-ceiling windows, enjoy breathtaking views that provide a serene escape. This freshly painted unit with hardwood boasts a stylish kitchen featuring granite countertops, rich dark-stained cabinets, and an inviting eating bar, plus additional space for a dining table—ideal for entertaining. The spacious living room offers flexibility in furniture arrangement, and the fabulous balcony provides an outdoor space to soak in the city views. The primary bedroom is generously sized, with ample closet space and a private ensuite bathroom. The second bedroom is perfect for guests or roommates, complete with their own bathroom. A stackable washer and dryer are conveniently located down the hall for easy access. Enjoy the comfort of underground parking, ensuring your vehicle stays warm in winter and cool in summer. The condo is directly connected to Save-On-Foods via an indoor walkway—perfect for those cold winter months. With easy access to the Heritage C-Train Station and various bus routes, getting around the city is a breeze. The recently serviced boiler system ensures reliable comfort year-round. Contact your favorite realtor for a private showing today!**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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









