



THE
A-TEAM

**RE/MAX
FIRST**

9800 HORTON Road #1003, Calgary T2V 5B5

MLS®#: **A2163872**

Area: **Haysboro**

Listing Date: **09/08/24**

List Price: **\$236,900**

Status: **Active**

County: **Calgary**

Change: **-\$13k, 19-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1982**

Finished Floor Area

Abv Sqft: **880**
Low Sqft:
Ttl Sqft: **880**

DOM

73

Layout

Beds: **2 (2)**
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:

Underground

Utilities and Features

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

Construction: **Brick,Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`2" x 12`8"
Dining Room	Main	8`3" x 7`11"
Bedroom	Main	13`3" x 8`5"
Laundry	Main	5`6" x 5`3"

Room	Level	Dimensions
Kitchen	Main	9`1" x 7`8"
Bedroom - Primary	Main	13`2" x 10`6"
Foyer	Main	8`4" x 3`8"
4pc Bathroom	Main	7`9" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$731

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **9012464**

Remarks

Pub Rmks: **Discover Nine Eight Hundred, a thoughtfully designed 18+ building nestled just minutes from the vibrant amenities along MacLeod Trail, mere steps away from a wide array of shops, services, and restaurants. One of the standout features of this condo is its generous size. Boasting over 880 sq ft, the functional floor plan includes a bright and airy central living room and an adjoining dining area that offers flexible options for furniture arrangement to suit your needs and lifestyle. The galley-style kitchen is designed for both efficiency and convenience, with plenty of storage and workspace. Down the hall, you'll find two well-sized bedrooms, a 4 pc bathroom, and the added convenience of in-suite laundry with extra storage space. This 10th floor unit offers a substantial west-facing balcony that serves as an extension of your living area, with views of the stunning mountains on a clear day. The building itself is a classic concrete and brick construction that has been meticulously maintained over the years. Residents appreciate the welcoming, mature community, supported by a proactive condo board and an on-site manager available during the day. The building offers a range of amenities, including a well-equipped fitness room, a soothing sauna, a cozy library, and a social room for gatherings, all of which create a comfortable and enjoyable living environment. A great perk is that the condo fees cover electricity, adding extra value and convenience. The Southland LRT Station is just a 7-minute walk away, and the Southland Leisure Centre and Southcentre Mall are only a 5-minute drive, offering the perfect blend of tranquility and easy access to nearby amenities. This is more than just a home; it's a lifestyle opportunity waiting to be embraced.**

Inclusions: **None**
Property Listed By: **RE/MAX Realty Professionals**

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





