



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

**104**  
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
<b>Living Room</b>	<b>Main</b>	<b>19`2" x 12`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`3" x 8`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`6" x 5`3"</b>

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

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 many vibrant amenities & INCLUDES ALL UTILITIES . 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. Located just steps away from great restaurant and walkable to amenities, including Southland LRT Station is just a 7-minute walk away. Southland Leisure Centre, Medical professionals and Southcentre Mall are only a few minutes 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**







