



THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #1009, Calgary T2V 2W3

MLS®#: **A2166402** Area: **Haysboro** Listing Date: **09/16/24** List Price: **\$378,800**
 Status: **Active** County: **Calgary** Change: **-\$11k, 02-Nov** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,036**
 Low Sqft:
 Ttl Sqft: **1,036**

Parkade, Unassigned

DOM

78
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Boiler, Electric**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Convection Oven, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|----------------------|-------------------------|-------------|----------------------|
| Bedroom - Primary | Main | 11`7" x 11`9" | 4pc Ensuite bath | Main | 8`8" x 4`11" |
| Dining Room | Main | 8`7" x 9`11" | Living Room | Main | 12`9" x 14`1" |
| Bedroom | Main | 11`1" x 11`1" | 3pc Bathroom | Main | 6`7" x 8`3" |
| Entrance | Main | 10`9" x 6`11" | Kitchen | Main | 11`2" x 8`8" |
| Laundry | Main | 3`11" x 3`1" | Balcony | Main | 5`9" x 11`4" |

Legal/Tax/Financial

Condo Fee:
\$548

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1010380**

Remarks

Pub Rmks: **Huge Price Drop!! Corner Unit on the 10th floor near C-Train Station. All the windows are newly replaced. This unit offers a wide open living space and an abundance of natural light with large windows. As you entering into the unit, there are two large closets and a seating area. Going into the unit, there are stacked Washer and Dryer in foyer hallway closet. Kitchen has granite counters, Stainless Steel Appliances, glass door cabinet. The wide open Living Room and Dining room are connected and functionally separate the bedrooms. The Primary Bedroom with east window offers a four-piece bathroom ensuite. The second bedroom with north window is also a good size. The east facing Balcony with city view comes with a gas line hookup for BBQ. Enjoy the convenience with The Shoppes at London Square for daily living. There are restaurants, salons, pet store, medical clinic, grocery store and other essential services. For grocery shopping, there is direct access to Save on Foods by scaping the winter cold through the heated parkade. Additional amenities include heated underground parkade for owners and visitors, secure bike storage, common Sunroom and the Rooftop Patio. The Heritage C-train station is connected by a pedestrian bridge and easy transportation to Downtown and Universities with no train connection needed! This highly convenient location is desirable for investors, first time buyers and empty nesters. Make it your home and enjoy the super convenience.**

Inclusions: **Portal A/C**
Property Listed By: **Grand Realty**

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











