



THE
A-TEAM

**RE/MAX
FIRST**

8710 HORTON Road #617, Calgary T2V 0P7

MLS®#: **A2167598**

Area: **Haysboro**

Listing Date: **09/20/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 11-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **954**

Low Sqft:

Ttl Sqft: **954**

DOM

62

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade, See Remarks, Unassigned

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Stucco**
Flooring: **Carpet, Ceramic Tile, Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`0" x 11`3"	Kitchen	Main	11`10" x 9`5"
Dining Room	Main	11`3" x 6`10"	Bedroom - Primary	Main	22`6" x 10`5"
Bedroom	Main	11`10" x 12`6"	4pc Bathroom	Main	4`10" x 11`7"
4pc Ensuite bath	Main	8`8" x 5`10"			

Legal/Tax/Financial

Condo Fee:
\$568

Title:
Fee Simple

Zoning:
C-C2 f4.0h80

Legal Desc: 0812824

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to the popular London at Heritage Station complex! This move-in ready 2-bedroom, 2-bathroom condo offers stunning downtown views. It features an open layout with large north-facing windows that let in plenty of morning sunlight. The unit includes granite countertops, new laminate flooring and carpet, and a recently purchased washer and dryer. With 954 square feet of living space, there's also a spacious balcony with a gas line. The parking is unassigned, so you can park in any open spots on the 2nd, 3rd, or 4th levels of the parkade. Plus, the location is unbeatable—just minutes from Heritage Train Station, Save-On-Foods, restaurants, banks, and more. Perfect to move into or to rent out! Don't miss out—call today to book your viewing!**

Inclusions: **None**
Property Listed By: **Real Broker**

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









