



THE
A-TEAM

**RE/MAX
FIRST**

9800 HORTON Road #516, Calgary T2V 5B5

MLS®#: **A2172205**

Area: **Haysboro**

Listing Date: **10/17/24**

List Price: **\$210,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **704**
Low Sqft:
Ttl Sqft: **704**

DOM

36
Layout
Beds: **1 (1)**
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: **Carpet,Laminate**
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	12`2" x 12`0"
Dining Room	Main	10`1" x 10`1"
Entrance	Main	4`3" x 4`9"
Storage	Main	6`6" x 3`8"

Room	Level	Dimensions
Kitchen	Main	12`11" x 8`3"
Bedroom - Primary	Main	11`2" x 12`9"
Laundry	Main	2`7" x 2`7"
4pc Bathroom	Main	6`5" x 8`2"

Legal/Tax/Financial

Condo Fee:
\$561

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **9012464**

Remarks

Pub Rmks: **This well-maintained, 18+ building is located just minutes from the bustling amenities of MacLeod Trail, making it an ideal investment. This 700+ sq ft unit features 1 bedroom, 1 bath, a spacious living room, and an adjoining dining area, providing versatile furniture layout options. The efficient galley-style kitchen offers ample storage and workspace, while the unit also includes in-suite laundry and additional storage space. Enjoy the sunny, east-facing balcony located on the 5th floor. Excellent Investment Opportunity! Own Two Side-by-Side Units at Nine Eight Hundred! Unit #501 (MLS# A2172207) is also available for purchase, offering the chance to own both units. Nine Eight Hundred is situated in a prime location, steps away from a variety of shops, services, and restaurants, ensuring convenience and easy living. The building itself is a classic concrete and brick structure with a welcoming, mature community. Residents benefit from a proactive condo board, an on-site manager during the day, and great amenities including a fitness room, sauna, cozy library, and social room for gatherings. Condo fees include electricity. The Southland LRT Station is just a 7-minute walk away, and Southland Leisure Centre and Southcentre Mall are only a 5-minute drive, making this property perfect for those seeking both comfort and convenience.**

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







