



THE
A-TEAM

**RE/MAX
FIRST**

8710 HORTON Road #1107, Calgary T2P 0V7

MLS® #: **A2175142**

Area: **Haysboro**

Listing Date: **11/07/24**

List Price: **\$359,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **974**
Low Sqft:
Ttl Sqft: **974**

DOM

14

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	6`11" x 6`10"
Living Room	Main	18`0" x 11`3"
Laundry	Main	3`4" x 3`8"
Bedroom	Main	11`2" x 0`8"
4pc Ensuite bath	Main	4`11" x 8`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`3" x 8`9"
Kitchen With Eating Area	Main	12`0" x 9`6"
4pc Bathroom	Main	4`11" x 11`11"
Bedroom - Primary	Main	10`11" x 14`7"
Balcony	Main	11`0" x 5`8"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$569

Fee Simple

C-C2

Fee Freq:

Monthly

Legal Desc:

0812824

Remarks

Pub Rmks:

Welcome to style, comfort and convenience of the quiet, secure London at Heritage Station building. This beautiful two bedroom, two bath unit has been tastefully upgraded within the past year with professionally installed vinyl plank laminate (\$8,000 cost); and bright paint (\$6,600) throughout. As well, the owners have installed their own air conditioning unit (\$7,900) to set you up for comfort during the heat of the summer months. As well, a professionally installed money-saving on-demand Rinnai water heater was installed at a cost of \$8,300. The spacious, tiled entry brings you into an open concept home that has nine-foot ceilings and a spacious, bright living room that is perfect for a relaxing evening above the hustle and bustle of the world. The eat-in kitchen features granite countertops, plenty of cabinet space and room for two barstools so you can visit with guests as you prepare dinner. The bright primary bedroom has the privacy of a spacious ensuite and is mere steps from the unit's washer/dryer. This building has a concierge and security team, three elevators, a social room and rooftop patio on the 17th floor. You can walk through the heated garage to Save On Foods, Tim Hortons or many of the nearby restaurants and services. Walk to the Heritage C-Train station (visible from your home) or gain quick driving access to McLeod Trail. from a heated, underground parking garage.

Inclusions:

None

Property Listed By:

Real Broker

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









