

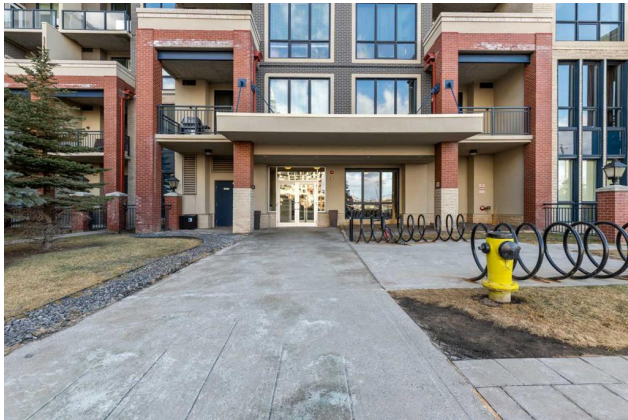


THE A-TEAM

RE/MAX FIRST

8880 HORTON Road #211, Calgary T2V 2W3

MLS®#: A2179138 Area: Haysboro Listing Date: 11/13/24 List Price: \$258,800
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Multi-Family
Sub Type: Apartment
City/Town: Calgary
Year Built: 2010

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Parkade, Unassigned

Finished Floor Area

Abv Sqft: 697
Low Sqft:
Ttl Sqft: 697

DOM

8
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:

Parking

Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof: Tar/Gravel
Heating: In Floor, Hot Water, Natural Gas
Sewer:
Ext Feat: None

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

Kitchen Appl: Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Microwave Hood Fan, Refrigerator, See Remarks, Tankless Water Heater, Washer/Dryer, Window Coverings
Int Feat: Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Tankless Hot Water
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-header Legal/Tax/Financial.

Title: Fee Simple
Legal Desc: 1010380
Zoning: C-C2

Remarks

Pub Rmks: Great revenue property or first-time home buyer! Welcome to the Bristol floor plan which boasts a one bedroom + flex room with one 4 pc bath. The unit is located on the 19th floor with a city view. The condo is bright and open which further enhances the large living room space, 9ft ceiling and vast windows. In addition, this

unit is located in the newer second building (the Abbey). Located in this building on the 17th floor is the rooftop garden, library and patio offering beautiful city views; great for large gatherings or just to relax! If public areas are not your thing, take a step out to your own private balcony and amazing views. This unit shows very well with a modern kitchen including/dark cherry cabinets, granite counters, eating bar, black appliances & an abundance of cupboards & storage space. The spacious den is perfect for a home office and the in-suite laundry completes this energy efficient unit. The pet friendly building also has concierge, heated underground parking, 3 elevators, and 24hr security. A stone throw away from the LRT connects you to downtown and the rest of the city, and that's not even the best part, the building parkade is connected via the 4th level to Save On Foods, a professional building, and strip mall. You don't even need to leave the area as everything is within walking distance. Therefore, this unit is a steal at this price point with huge upside potential...A fantastic opportunity in this market, why rent when you can own for less! Ask about our other units available!

Inclusions:

Property Listed By:

None

TREC The Real Estate Company

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



