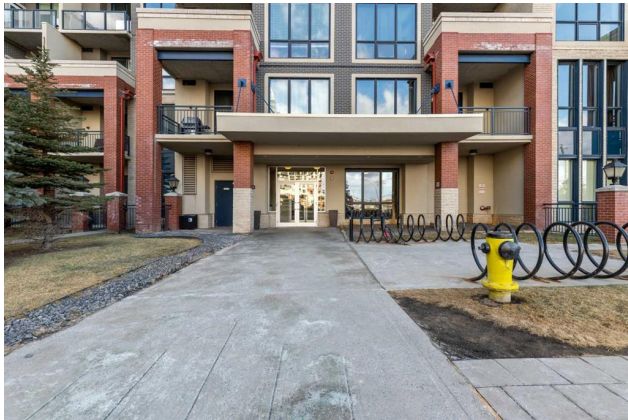


8880 HORTON Road #211, Calgary T2V 2W3

MLS®#: **A2179139** Area: **Haysboro** Listing Date: **11/13/24** List Price: **\$247,500**
 Status: **Active** County: **Calgary** Change: **-\$2k, 18-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **697**
 Low Sqft:
 Ttl Sqft: **697**

DOM
38
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade, Unassigned**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Brick, Concrete, Stucco**
 Heating: **In Floor, Electric, Hot Water** Flooring: **Carpet, Ceramic Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Built-In Electric Range, Built-In Oven, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	15`0" x 11`1"	4pc Bathroom	Main	8`8" x 6`0"
Den	Main	6`1" x 9`10"	Kitchen With Eating Area	Main	9`9" x 10`9"
Dining Room	Main	7`6" x 11`4"	Living Room	Main	9`10" x 11`4"

Legal/Tax/Financial

Condo Fee: **\$387** Title: **Fee Simple** Zoning: **C-C2**
 Fee Freq:

Monthly

Legal Desc: **1010380**

Remarks

Pub Rmks: **NEW PRICE! Quick Possession! 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 2nd 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: **none**
Property Listed By: **TREC The Real Estate Company**

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



