



THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #1210, Calgary T2V 2W3

MLS® #: **A2179520**

Area: **Haysboro**

Listing Date: **11/20/24**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,023**
Low Sqft:
Ttl Sqft: **1,023**

DOM

2

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Additional Parking,Enclosed,Gated,Guest,Heated Garage,Secured,Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Hot Water,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Dog Run**

Construction:

Brick,Concrete,Stucco

Flooring:

Carpet,Ceramic Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`1" x 11`0"	Living Room	Main	19`9" x 12`3"
Dining Room	Main	14`11" x 10`0"	Bedroom - Primary	Main	11`8" x 11`7"
4pc Ensuite bath	Main	8`9" x 4`11"	3pc Bathroom	Main	6`6" x 5`6"
Kitchen	Main	11`5" x 8`7"			

Legal/Tax/Financial

Condo Fee: \$580	Title: Fee Simple	Zoning: C-C2
	Fee Freq: Monthly	
Legal Desc:	1010380	

Remarks

Pub Rmks: **Unbelievable value here for this BRIGHT CORNER unit with one of the BIGGEST floorplans. VIEWS from this 12th floor unit and its balcony surround you. You'll be able to enjoy the SUNRISE, the SUNSET and MOUNTAIN VIEWS. If the exposure is too warm for you, just turn on your own personal AIR-CONDITIONING unit. This Westminster model is 1,093 SQFT acc. to the builder's plans and has TWO BEDROOMS and TWO BATHROOMS (one of them is an ENSUITE) on opposite sides, so ideal for roommates as well. Cook while enjoying the views from the kitchen with its GRANITE countertops and STAINLESS STEEL appliances. Enjoy your meal from the spacious dining nook or the breakfast bar. Bonuses: insuite laundry, AIRCO, Hunter Douglas blinds and a MURPHY BED are included. The Heritage of London is VERY PET FRIENDLY, has a bike storage room and has secured and heated UNDERGROUND parking, as well as a social room and roof top patio. Location is steps from the Heritage C-Train Station and from shops and restaurants that can be reached via an indoor shortcut (4th level parkade). Call today for a private viewing as this unit is PRICED TO SELL.**

Inclusions: **All window coverings and all light fixtures**
 Property Listed By: **Real Estate Professionals Inc.**

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







