



THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #906, Calgary T2V 2W3

MLS® #: **A2180020** Area: **Haysboro** Listing Date: **11/20/24** List Price: **\$275,000**
 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:

Access:
 Lot Feat:
 Park Feat:

Parkade, Permit Required, Stall, Unassigned, Underground

Finished Floor Area

Abv Sqft: **711**
 Low Sqft:
 Ttl Sqft: **711**

DOM

31
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

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

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Stone, Stucco**
 Flooring: **Carpet, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	9`8" x 9`3"	Living Room	Main	11`4" x 5`7"
Flex Space	Main	6`1" x 9`9"	4pc Bathroom	Main	8`8" x 4`10"
Bedroom - Primary	Main	11`1" x 14`11"	Laundry	Main	4`0" x 5`1"

Legal/Tax/Financial

Condo Fee: **\$407** Title: **Fee Simple** Zoning: **C-C2**

Legal Desc:

1010380

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to this beautifully updated 1-bedroom plus flex condo in London at Heritage, located in the vibrant Haysboro community. Situated on the 9th floor with stunning SOUTH-facing Mountain and City views, this property offers the perfect blend of modern living and convenience. Whether you're an investor or a first-time homebuyer, this unit offers incredible potential. This bright and spacious condo features an open-concept layout with 9-foot ceilings and large windows that let in plenty of natural light, highlighting the expansive living room. The kitchen has ALL NEW appliances, including stainless steel fridge, stove, and dishwasher, as well as sleek granite countertops, dark cherry cabinetry, and a convenient eating bar for casual dining. The flex space is ideal for a home office, studio, or additional storage, while the spacious bedroom provides a cozy retreat. In-suite laundry adds to the convenience of this home. Step outside onto your private balcony and enjoy sweeping south-facing views of the mountains and the city skyline, perfect for relaxing or entertaining guests. If you prefer shared spaces, take full advantage of the building's amenities, including a rooftop garden, library, and patio on the 17th floor, offering panoramic views and a great place to unwind or host gatherings. Recent upgrades include a new Baxi boiler, replaced in fall 2022, ensuring reliable and efficient heating throughout the unit. This well-maintained, pet-friendly building also offers concierge service, unassigned heated underground parking, 3 elevators, and 24-hour security for peace of mind. Located just steps away from the LRT, you'll have easy access to downtown and the rest of Calgary. The building's parkade is directly connected to Save On Foods, a professional building, and a strip mall, making it incredibly convenient for shopping. Excellent opportunity to own in a fantastic location with all the amenities you need. Modern upgrades, prime location, and mountain views - whether you're looking for a smart investment or your first home, this property offers tremendous value and potential!

Inclusions:

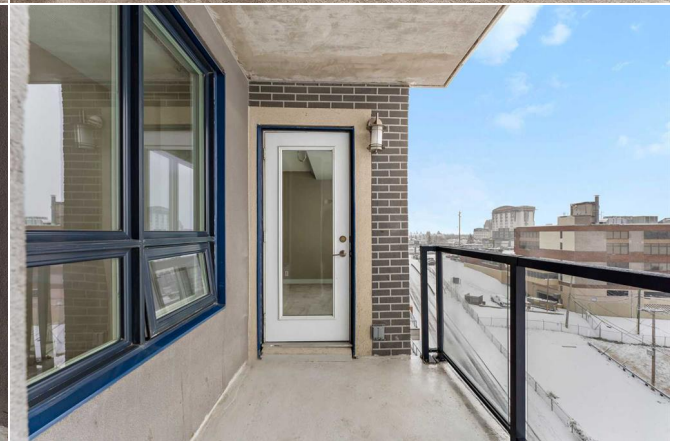
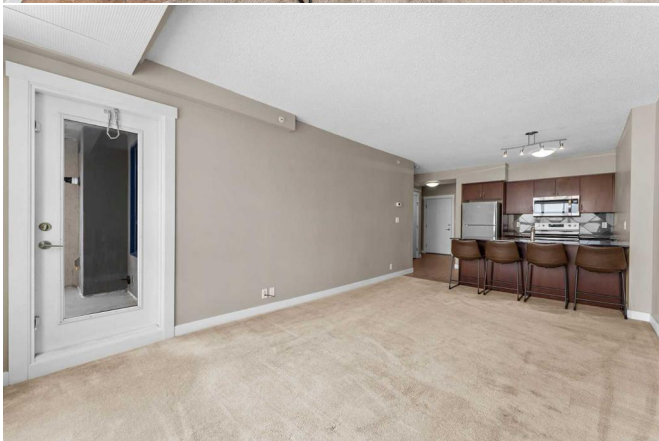
Building fobs x 2, Garage fob x 1, Unit and mailbox keys

Property Listed By:

eXp Realty

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







8880 Horton Rd SW 906, Calgary, AB
Main Floor



This floor plan was created using quickfloor.net and is for illustration purposes only. Deemed accurate but may not be exactly to scale.