



THE
A-TEAM

**RE/MAX
FIRST**

9800 HORTON Road #705, Calgary T2V 5B5

MLS® #: **A2180575**

Area: **Haysboro**

Listing Date: **11/21/24**

List Price: **\$207,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **706**
Low Sqft:
Ttl Sqft: **706**

DOM

30
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Underground

Utilities and Features

Roof:
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Carpet, Laminate, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator**
Int Feat: **Ceiling Fan(s), Elevator, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6' 4" x 8' 5"	Balcony	Main	12' 5" x 6' 1"
Bedroom - Primary	Main	11' 0" x 14' 11"	Dining Room	Main	13' 0" x 6' 5"
Foyer	Main	4' 3" x 4' 5"	Kitchen	Main	13' 5" x 12' 4"
Living Room	Main	12' 8" x 11' 5"			

Legal/Tax/Financial

Condo Fee: **\$575**

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Monthly

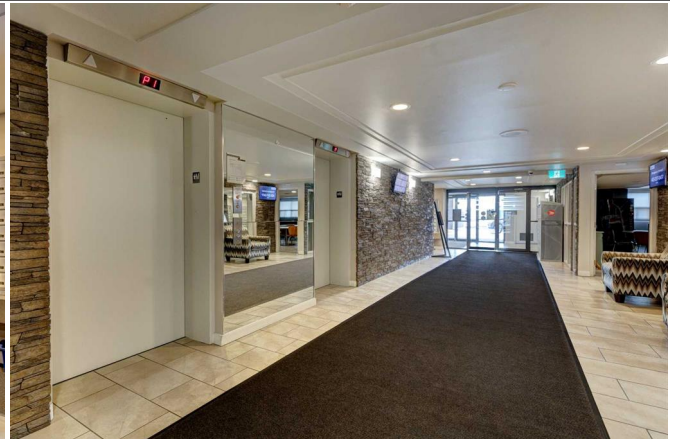
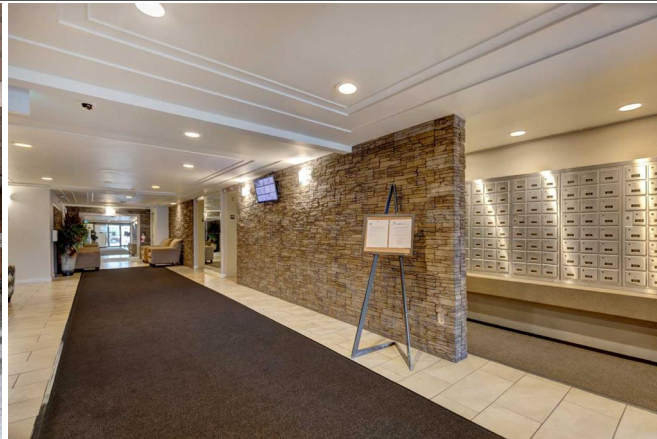
Legal Desc: 9012464

Remarks

Pub Rmks: **Welcome to Nine Eight Hundred, an 18+ building in the desirable Haysboro community, designed for comfort, convenience, and a vibrant lifestyle. This move-in-ready 706 sq ft condo has been freshly painted, new carpets and linoleum and features 1 bedroom, 1 bathroom, a spacious living room, a dining area, an large kitchen with Stainless Steel appliances, and in-suite laundry. Floor-to-ceiling windows bathe the living room in natural light and open to a west-facing balcony with breathtaking mountain views. Located just steps from shops, services, restaurants, and scenic trails, and only a 7-minute walk to the Southland LRT Station, this property offers seamless access to MacLeod Trail, Southland Leisure Centre, and Southcentre Mall. Residents enjoy a peaceful concrete building with exceptional amenities, including a fitness room, sauna, library, and social room, as well as the added convenience of an on-site concierge available 4 hours a day, 5 days a week. With condo fees covering heat, electricity, water and sewer this home is perfect for empty nester(s), first-time buyers or investors looking for value, serenity, and accessibility.**

Inclusions: **None.**
Property Listed By: **RE/MAX First**

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











705-9800 Horton Rd SW, Calgary, AB

