



THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #1701, Calgary T2V 2W3

MLS® #: **A2182164**

Area: **Haysboro**

Listing Date: **12/04/24**

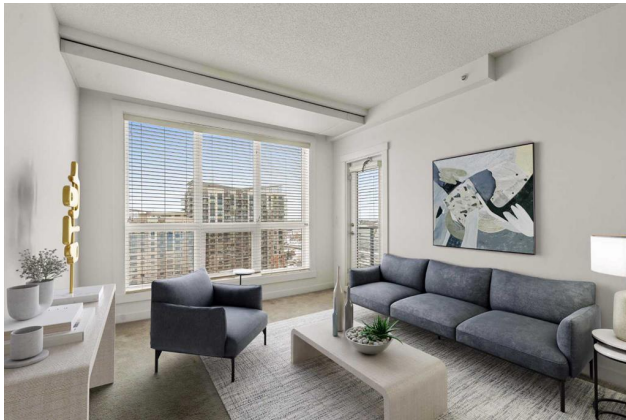
List Price: **\$265,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **704**
Low Sqft:
Ttl Sqft: **704**

DOM

17
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade, Unassigned

Utilities and Features

Roof:
Heating: **Boiler**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Range, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator**
Int Feat: **Breakfast Bar, Open Floorplan, Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`0" x 9`10"	Living/Dining Room Combination	Main	23`10" x 11`4"
Bedroom - Primary	Main	11`3" x 15`0"	4pc Bathroom	Main	6`3" x 8`6"

Legal/Tax/Financial

Condo Fee: **\$386**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **C-C2**

Legal Desc:

1010380

Remarks

Pub Rmks:

Welcome to London at Heritage Station, ideally located for young urban professionals. London offers excellent convenience with direct access through the parkade to Save-On-Foods, Starbucks, Pet-Value and more at the "Shops at Heritage" right next door. Heritage LRT Station is a 10-minute walk, providing quick and easy transit access. Calgary's excellent pathway system is easily accessible for outdoor enthusiasts; Glenmore Reservoir and Fish Creek Park are just some of the endless options for recreation. Major shopping centres such as Deerfoot Meadows, Chinook & South Centre Malls, and Walmart & Superstore are only minutes away, along with various restaurants, pubs, and amenities. This large 700+ sqft one-bedroom, one-bath unit features a well-appointed kitchen with a brand-new over-the-range microwave and plenty of cabinet space. The Granite peninsula is perfect for casual dining or meal prep. The in-suite laundry room also offers a new European washer/dryer combo, allowing for extra storage. A large living area makes entertaining a breeze, and if you need additional space, walk on down to the sunroom and rooftop terrace, easily accessible from your 17th-floor unit. The balcony offers views over south Calgary and a gas line for easy barbecuing. The unit includes one unassigned parking stall in the heated parkade and access to bike storage on the main level. Dedicated concierge service, 24-hour security, and three high-speed elevators are available. Freshly painted and ready for move-in, it is perfect for first-time home buyers or investment rentals. Immediate possession means you can be in before the holidays or have a tenant in place by January.

Inclusions:

N/A

Property Listed By:

eXp Realty

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



