

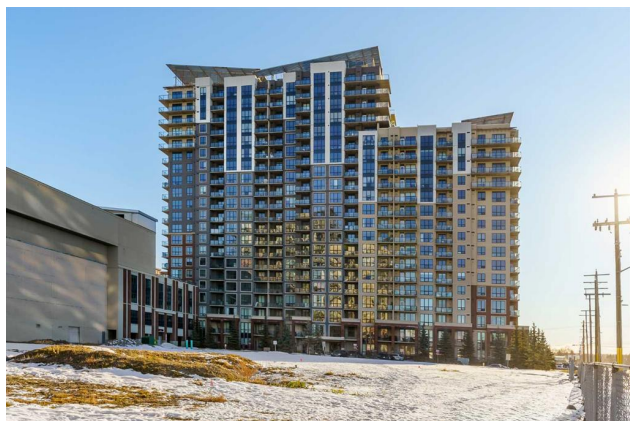


THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #407, Calgary T2V2W3

MLS®#: **A2182651** Area: **Haysboro** Listing Date: **12/17/24** List Price: **\$349,000**
 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:

Finished Floor Area
 Abv Sqft: **967**
 Low Sqft:
 Ttl Sqft: **967**

DOM

4
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof:
 Heating: **Geothermal**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick, Concrete, Stone, Stucco**
 Flooring: **Carpet, Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Window Coverings**
 Int Feat: **Granite Counters, High Ceilings, Open Floorplan, Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`4" x 18`0"	Dining Room	Main	11`4" x 8`5"
Kitchen	Main	9`11" x 11`0"	Bedroom	Main	11`0" x 12`7"
Bedroom - Primary	Main	11`1" x 11`10"	4pc Bathroom	Main	4`11" x 11`11"
4pc Ensuite bath	Main	6`2" x 8`8"	Foyer	Main	4`6" x 7`2"

Legal/Tax/Financial

Condo Fee: **\$538** Title: **Fee Simple** Zoning: **C-C2**

Fee Freq:
Monthly

Legal Desc: **1010380**

Remarks

Pub Rmks: **EXCELLENT LOCATION! Welcome to this BRIGHT and INVITING 2 bedroom, 2 bathroom condo that offers the perfect blend of comfort and style. This SPACIOUS 4th FLOOR DOVER MODEL unit features HIGH CEILINGS, GREAT OPEN KITCHEN, DINING, LIVINGROOM FLOOR PLAN, and well-appointed finishes, including elegant GRANITE COUNTERTOPS, convenient in-suite laundry and balcony. Located in an CONVENIENT LOCATION, this condo is just a SHORT WALK TO THE C-TRAIN, SHOPPING CENTRES, and all essential amenities, making it a convenient and desirable place to live. This amazing unit features over 960+ SQ.FT. of LIVING SPACE. LEVEL 17 allows access to the rooftop patio and LEVEL 4 gives access to Save On Foods and shopping amenities along MacLeod Trail at Heritage. With a HUGE PARKADE, parking is never a problem. Whether you're searching for your next home or a lucrative INVESTMENT OPPORTUNITY, this condo is a MUST-SEE! Don't miss out on the chance to own this fantastic property. Arrange a viewing today and experience the beauty and convenience this condo has to offer! SCHEDULE A SHOWING NOW! Don't let this condo slip away!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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



