



THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #1319, Calgary T2V 2W3

MLS®#: **A2183739**

Area: **Haysboro**

Listing Date: **12/18/24**

List Price: **\$425,000**

Status: **Pending**

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: **1,045**
Low Sqft:
Ttl Sqft: **1,045**

DOM

3
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Unassigned,Underground**

Utilities and Features

Roof:
Heating: **Boiler,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	21`10" x 12`10"	Dining Room	Main	10`2" x 6`7"
Bedroom - Primary	Main	12`0" x 11`6"	Kitchen	Main	11`6" x 8`6"
4pc Ensuite bath	Main	8`10" x 4`10"	Bedroom	Main	11`0" x 11`0"
Foyer	Main	10`7" x 6`10"	Laundry	Main	4`0" x 3`2"
3pc Bathroom	Main	8`2" x 6`8"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$580

Fee Simple
Fee Freq:
Monthly

C-C2

Legal Desc: 1010380

Remarks

Pub Rmks: **Modern & Stylish 2-Bedroom, 2-Bathroom Corner Unit with Breathtaking Mountain & Downtown Views! Step into this spacious corner unit featuring a stunning wraparound balcony showcasing panoramic views of the majestic mountains to the west and the downtown Calgary skyline to the north. Designed with quality of life in mind, this unit blends style, convenience, and modern comfort. Freshly painted with brand-new carpet, this move-in-ready home welcomes you with a large foyer and sleek tile flooring. The open-concept kitchen, living, and dining area is flooded with natural light from expansive windows, creating a bright, inviting atmosphere perfect for entertaining or unwinding after a productive day. The master suite is a serene retreat, offering a spacious layout, private ensuite with tile flooring, and granite countertops for a touch of luxury. The second bedroom provides flexibility—perfect as a guest room, home office, or creative space. A second full bathroom with premium finishes ensures style and convenience for you and your guests. Located in the sought-after London complex, you're steps from shops, dining, fitness studios, and everyday essentials. Commuting is a breeze with the LRT station just one block away, offering easy access to downtown. This prime location is perfect for those who crave an active, connected lifestyle without having to live right downtown! Key Features You Will Love: • Wraparound Balcony with iconic mountain and city views • 2 Spacious Bedrooms & 2 Full Bathrooms with modern finishes • Fresh Paint & New Carpet for a modern, move-in-ready feel • Open-Concept Living Area with expansive windows for natural light • Master Bedroom Suite featuring granite countertops & tile flooring • Versatile Second Bedroom for guests, office, or creative space • Secure Indoor Parking Stall in the parkade • Air Conditioning to keep you cool in summer • Prime Location: Steps from shops, dining, fitness, and a block from the LRT Experience unbeatable views and a lifestyle that works as hard as you do**

Inclusions: N/A
Property Listed By: RE/MAX Realty Professionals

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









