



THE A-TEAM

RE/MAX FIRST

8880 HORTON Road #502, Calgary T2V 2W3

MLS®#: A2184329 Area: Haysboro Listing Date: 12/22/24 List Price: \$274,900
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: 709
Low Sqft:
Ttl Sqft: 709

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

Access:
Lot Feat:
Park Feat: Parkade, Underground

Parking
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Tar/Gravel
Heating: Boiler, Hot Water
Sewer:
Ext Feat: Balcony, Barbecue, Lighting, Other, Storage

Construction: Concrete, Mixed
Flooring: Carpet, Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom - Primary, Kitchen, Den, 4pc Bathroom, Living Room, Laundry.

Legal/Tax/Financial

Condo Fee: \$404 Title: Fee Simple Fee Freq: Monthly Zoning: C-C2

Legal Desc:

1010380

Remarks

Pub Rmks:

This stunning 1-bedroom, 1 full-bath Bristol unit is a true testament to pride of ownership, featuring thoughtful updates and an open-concept living space with 9 foot ceilings that create a spacious, airy atmosphere. With brand-new LVP flooring, stainless steel appliances, and fresh paint, this modern residence is the urban haven you'll love coming home to. The energy-efficient building boasts large south-facing windows that flood the rooms with natural light. Cooking enthusiasts will appreciate the well-appointed kitchen, equipped with rich cabinetry for ample storage, and a large granite island perfect for meal prep or casual dining. The breakfast bar connects the kitchen to the dining and living areas, making entertaining a breeze. Step out onto the balcony, where a gas line makes barbecuing easy, all while enjoying sunny southern views. The spacious dining area is ideal for intimate dinners or larger gatherings, and the generous living room provides ample space for your furniture, creating a versatile environment for relaxation or hosting guests. Retreat to the primary bedroom, complete with recessed lighting, a large closet, huge bonus is the fabulous den area that provides the perfect space for an office, or if you have guests, add a dynamic Murphy bed, and voilà—you have a versatile space for overnight visitors! Located down the hall, the convenience of in-suite laundry that simplifies everyday chores. The elegantly finished 4-piece bathroom features a granite counter and dedicated storage area ensures your living space remains organized and clutter-free. This unit is move-in ready, allowing you to settle in and enjoy immediately. For added convenience, the condo includes one unassigned heated indoor parking stall and bike storage on the main level of the parkade. Building amenities cater to a modern lifestyle, featuring a dedicated concierge service from Monday to Friday, 24-hour security, and three high-speed elevators for easy access. Relax in the sunroom terrace on the 17th floor, where you can unwind and take in panoramic views. The prime location offers unbeatable convenience, with direct parkade access to Save-On-Foods, Tim Hortons, and the "Shops at Heritage" right next door. The Heritage LRT Station is just across the street, providing quick and easy transit access. For outdoor enthusiasts, nearby bike trails, Glenmore Reservoir, Fish Creek Park, and numerous green spaces offer endless recreation options. Major shopping centers like Walmart, Chinook Centre, and South Centre are only minutes away, along with a variety of restaurants, pubs, and amenities that make this location truly exceptional. Don't miss your chance to experience this incredible property. Great revenue property or first-time home buyer.

Inclusions:

N/A

Property Listed By:

MaxWell Capital Realty

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









