

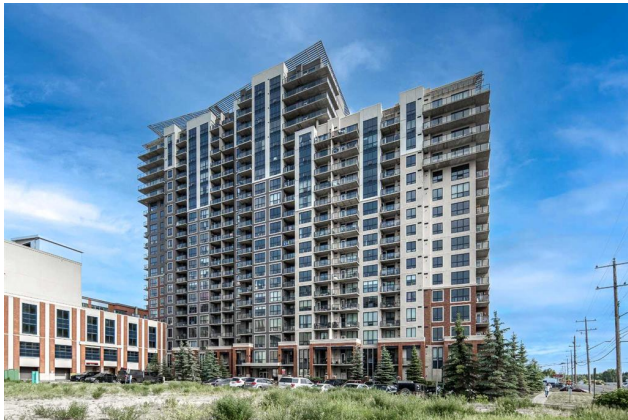


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8880 HORTON Road #1502, Calgary T2V 2X4**

MLS® #: **A2184664**      Area: **Haysboro**      Listing Date: **12/29/24**      List Price: **\$289,999**  
 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: **717**  
 Low Sqft:  
 Ttl Sqft: **717**

DOM

**24**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Brick,Concrete,Stone**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Elevator,Granite Counters,Open Floorplan,Tankless Hot Water,Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 12`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 9`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`3" x 17`5"</b>
<b>Den</b>	<b>Main</b>	<b>9`10" x 6`2"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`2" x 4`1"</b>

Legal/Tax/Financial

Condo Fee: **\$407**      Title: **Fee Simple**      Zoning: **C-C2**  
 Fee Freq:

Legal Desc:

1010380

Monthly

Remarks

Pub Rmks:

**Stunning 1 Bed / 1 Bath High-Rise Condo with Mountain Views! Discover your dream home in Calgary's vibrant real estate market! This spectacular 1-bedroom, 1-bathroom condo offers the perfect blend of convenience, luxury, and value. Situated just steps from public transit, shopping, and minutes from downtown, this high-rise gem is a rare find. Step into a bright, open living space with large windows showcasing breathtaking mountain views. The unit features new laminate flooring and fresh paint throughout. The spacious living room opens onto a private patio—ideal for unwinding or enjoying sunsets. The modern kitchen is a standout, with a large quartz island, ample workspace, and high-end appliances, including a fridge, stove, dishwasher, and microwave hood fan. Adjacent is a versatile den, perfect as a home office or play area. The serene bedroom accommodates a king-size bed and boasts plenty of natural light. A well-appointed bathroom and an in-unit stacked washer/dryer offer added convenience. Included is a coveted heated underground parking stall, ensuring year-round protection for your vehicle. Residents also enjoy access to building amenities, including a 17th-floor rooftop patio with sweeping city views, bike storage, and energy-efficient features. This prime location offers seamless access to major routes and a bridge connecting to the Heritage LRT station for easy commuting. Essential shops like Save-On-Foods, Tim Hortons, and personal care services are just steps away. Whether you're seeking a stylish city home or a smart investment property, this 15th-floor condo ticks all the boxes. Don't miss out—schedule your viewing today and experience Calgary living at its best!**

Inclusions:

N/A

Property Listed By:

Kirin Realty & Management Inc.

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



