



THE
A-TEAM

**RE/MAX
FIRST**

8710 HORTON Road #1607, Calgary T2V 0P7

MLS® #: **A2186165**

Area: **Haysboro**

Listing Date: **01/08/25**

List Price: **\$348,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **969**

Low Sqft:

Ttl Sqft: **969**

DOM

24

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

Construction: **Concrete**
Flooring: **Other**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Instant Hot Water,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Elevator,Granite Counters,No Animal Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`2" x 4`6"	Living Room	Main	17`11" x 11`3"
Bedroom	Main	10`4" x 11`2"	4pc Bathroom	Main	11`10" x 4`11"
4pc Ensuite bath	Main	8`7" x 4`11"	Dining Room	Main	9`3" x 9`3"
Laundry	Main	2`10" x 3`8"	Bedroom - Primary	Main	11`10" x 11`0"
Balcony	Main	6`4" x 11`2"	Kitchen With Eating Area	Main	12`4" x 9`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$569

Fee Simple

C-C2

Fee Freq:

Monthly

Legal Desc: 0812824

Remarks

Pub Rmks: **Discover modern living in this beautifully updated 2-bedroom, 2-bathroom condo, perfectly located near shopping, nightlife, and a wide range of amenities. With floor-to-ceiling windows, enjoy breathtaking views that provide a serene escape. This freshly painted unit with hardwood boasts a stylish kitchen featuring granite countertops, rich dark-stained cabinets, and an inviting eating bar, plus additional space for a dining table—ideal for entertaining. The spacious living room offers flexibility in furniture arrangement, and the fabulous balcony provides an outdoor space to soak in the city views. The primary bedroom is generously sized, with ample closet space and a private ensuite bathroom. The second bedroom is perfect for guests or roommates, complete with their own bathroom. A stackable washer and dryer are conveniently located down the hall for easy access. Enjoy the comfort of underground parking, ensuring your vehicle stays warm in winter and cool in summer. The condo is directly connected to Save-On-Foods via an indoor walkway—perfect for those cold winter months. With easy access to the Heritage C-Train Station and various bus routes, getting around the city is a breeze. The recently serviced boiler system ensures reliable comfort year-round. Contact your favorite realtor for a private showing today!**

Inclusions: **None**
Property Listed By: **First Place Realty**

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







