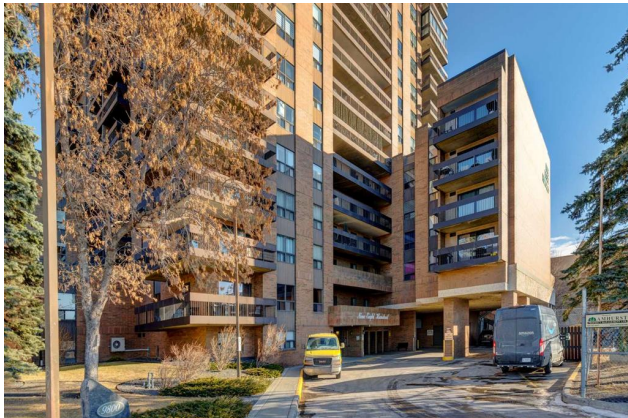


9800 HORTON Road #1209, Calgary T2V 5B5

MLS® #: **A2186205** Area: **Haysboro** Listing Date: **01/09/25** List Price: **\$239,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **929**
 Low Sqft:
 Ttl Sqft: **929**

DOM
13
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Underground**

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Metal Frame**
 Flooring: **Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9` 4" x 7` 6"	Dining Room	Main	10` 0" x 9` 8"
Living Room	Main	15` 4" x 14` 4"	Foyer	Main	14` 8" x 3` 8"
Bedroom - Primary	Main	14` 10" x 10` 8"	Bedroom	Main	10` 8" x 9` 10"
4pc Bathroom	Main	8` 0" x 5` 0"	Laundry	Main	7` 6" x 5` 2"

Legal/Tax/Financial

Condo Fee: **\$780** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **9012464**

Remarks

Pub Rmks: **Discover this immaculate 2-bedroom corner suite on the 12th floor, featuring a wrap-around balcony that offers stunning city views. This spacious unit features two large bedrooms, a renovated 4-piece bathroom, stainless steel appliances in the kitchen featuring plenty of cabinetry and counterspace, a large dining area open to the living room with an abundance of natural light. The unit comes equipped with in-suite laundry, including a stacking washer and dryer, and includes one assigned indoor parking stall and storage unit. You'll appreciate the short walk to the LRT station, with shopping just steps away at Southland Crossing. Quick possession is available—just move in and start enjoying your new home! For added convenience, the building features a social room with a coffee station and library, an exercise room with a sauna, and bike racks. This is an 18+ building, providing a tranquil atmosphere with many long-term residents. ***The condo fees include Heat, Water & Electricity!*** Book your viewing today!**

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

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

