



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8710 HORTON Road #120, Calgary T2V0P7**

MLS®#: **A2186521**

Area: **Haysboro**

Listing Date: **01/09/25**

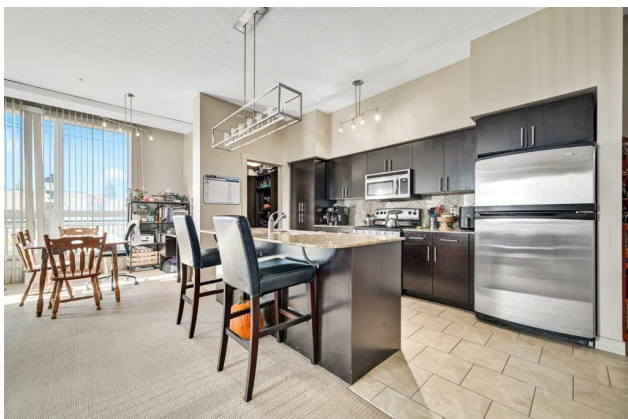
List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **937**  
Low Sqft:  
Ttl Sqft: **937**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**13**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Access:

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	58`6" x 71`11"	Kitchen	Main	60`2" x 24`10"
Dining Room	Main	29`0" x 37`2"	Bedroom - Primary	Main	36`8" x 47`4"
4pc Ensuite bath	Main	29`0" x 21`7"			

Legal/Tax/Financial

Condo Fee: **\$560**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **C-C2**

Legal Desc:

0812824

Remarks

Pub Rmks:

**OPEN HOUSE - SUNDAY JAN 12 - 11:00AM - 1:00PM -- LESS THAN \$300K FOR THIS BEAUTIFUL, SPACIOUS 935+ SQ. FT. EXECUTIVE 1-BEDROOM, 1-BATHROOM APARTMENT BOASTS SIMILAR SQUARE FOOTAGE TO THE 2-BED/2-BATH UNITS!!** This ground-floor corner unit offers easy access to the street with its own private entrance and features a stunning, private fenced patio and garden— perfect for summer enjoyment and providing a fantastic outdoor space your pets will love all year round. The living space was thoughtfully designed by the builder and is constantly filled with natural sunlight. As you enter the unit, you will immediately notice the high ceilings and floor-to-ceiling windows that surround the living area. The open-concept design of the living room, dedicated dining room, and kitchen allows the space to flow seamlessly together. The kitchen features stainless steel appliances, granite countertops, ample cabinet space, and a large breakfast bar island. The spacious bedroom easily accommodates a king-size bed, bedside tables, and additional furniture. The bedroom suite is completed by a walk-in closet and provides access to the full bathroom, which includes a bathtub. To complete the unit, you'll find a large pantry/storage room and an in-suite laundry closet. Recent upgrades include new light fixtures and a newer boiler for the heating system. The unit also includes a secure, heated parking stall, so you won't have to scrape snow off your car this winter. Then again, you might not even need a car living here! From the fourth floor of the building, there is heated indoor access to The Shops at Heritage, which includes a grocery store (Save-On-Foods) and many other restaurants and services. For longer trips, the Heritage LRT Train Station is just steps away. Lastly, this building's 24/7 security staff will give you added peace of mind. **HOW DOES IT GET BETTER THAN THIS? BOOK YOUR SHOWING TODAY!**

Inclusions:

N/A

Property Listed By:

Independent Broker

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

