



THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #1906, Calgary T2V2W3

MLS® #: **A2195599** Area: **Haysboro** Listing Date: **02/18/25** List Price: **\$289,000**
 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: **713**
 Low Sqft:
 Ttl Sqft: **713**

DOM
4
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

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

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

Utilities and Features

Roof:
 Heating: **High Efficiency,Hot Water**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Garden,Gas Grill,Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	6`1" x 9`10"	Kitchen	Main	9`7" x 9`1"
Living Room	Main	17`6" x 11`5"	4pc Bathroom	Main	8`9" x 6`1"
Bedroom	Main	15`0" x 11`3"			

Legal/Tax/Financial

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

Legal Desc: 1010380

Remarks

Pub Rmks: **~~~Stunning Mountain Views - South-Facing 19th Floor Gem~~~ | Mountain Views | 1 Bed + Den - 1 Bath | 713 SQFT | Underground Parking | Close to LRT and Amenities | Welcome to this exceptional south-facing unit featuring stunning mountain views. Exceptional rental potential and pet friendly complex. As you enter, the foyer opens to a spacious living area with large, bright windows and a functional layout. The home includes a well-appointed kitchen, featuring a centre island and granite counter tops. Additionally the living room is spacious, and the den is perfect for an office or spare bed. The 4-piece bath, and bedroom are well appointed and sized. This unit also offers in-suite laundry and a large balcony with unobstructed views and gas hook up. Enjoy close proximity to many restaurants, easy access to Heritage LRT, Save-On-Foods, and nearby shopping. This is a fantastic location within the complex—don't wait to book your private showing!**

Inclusions: N/A
Property Listed By: 2% Realty

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





