



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8880 HORTON Road #1009, Calgary T2V 2W3**

MLS® #: **A2195912**

Area: **Haysboro**

Listing Date: **02/19/25**

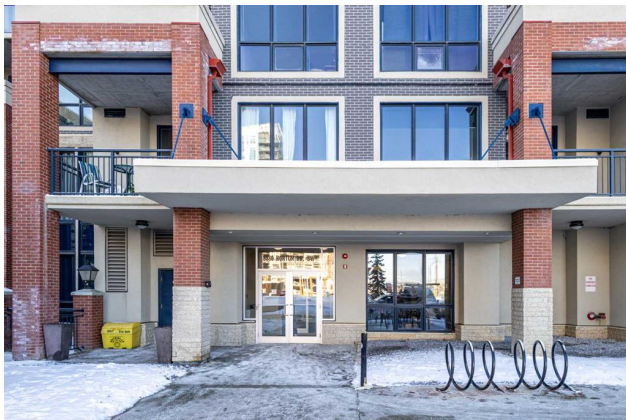
List Price: **\$399,980**

Status: **Active**

County: **Calgary**

Change: **-\$10, 28-Feb**

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: **1,044**  
Low Sqft:  
Ttl Sqft: **1,044**

DOM

**55**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-High-Rise**  
**(5+)**

Access:  
Lot Feat:  
Park Feat:

**Underground**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Elevator,No Animal Home,No Smoking Home,See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`3" x 22`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 11`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`10" x 11`0"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>6`1" x 8`2"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`8" x 4`10"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$580**

Title:  
**Fee Simple**  
Fee Freq:

Zoning:  
**DC**

Legal Desc:	1010380	Monthly	
			Remarks
Pub Rmks:			<p><b>Discover urban living at its finest in this stunning corner unit on the 10th floor, ideally situated near the C-Train Station. With all windows newly replaced, this spacious unit boasts an abundance of natural light that floods in through its large windows, creating an inviting and warm atmosphere. Upon entering, you are greeted by two generous closets and a cozy seating area that seamlessly transitions into the heart of the home. The foyer also conveniently includes a stacked washer and dryer, making laundry a breeze. The modern kitchen features sleek granite countertops, stainless steel appliances, and elegant glass door cabinetry, perfect for both cooking and entertaining. The open-concept living and dining areas are designed for comfort and functionality, offering the perfect space for relaxing or hosting friends, while effectively separating the two well-sized bedrooms. The primary bedroom, bathed in morning sunlight from an east-facing window, includes a private four-piece ensuite bathroom, creating a restful retreat. The second bedroom, with its north-facing window, provides ample space for guests or a dedicated home office. Step outside onto your east-facing balcony, where you can enjoy breathtaking views of the city skyline, complete with a gas line hook-up for your BBQ—a perfect setting for summer gatherings or quiet mornings with coffee. Experience unparalleled convenience with The Shoppes at London Square just moments away, offering a variety of restaurants, salons, pet services, a medical clinic, and a grocery store. Access to Save-On-Foods through the heated parkade means you can shop for essentials without braving the winter cold. Additional building amenities include a heated underground parkade for owners and visitors, secure bike storage, a welcoming common sunroom, and a spectacular rooftop patio, ideal for enjoying panoramic views. With direct connection to heritage C-Train station via a pedestrian bridge, commuting to downtown and local universities is a breeze, making this location perfect for investors, first-time buyers, and empty nesters alike. This beautiful corner unit offers not just a home, but a lifestyle of convenience and comfort. Don't miss the chance to make it yours!</b></p>
Inclusions: Property Listed By:	N/A Homecare Realty Ltd.		

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













