



THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #1804, Calgary T2V2W3

MLS®#: **A2196435** Area: **Haysboro** Listing Date: **02/21/25** List Price: **\$285,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2010**

Finished Floor Area
 Abv Sqft: **718**
 Low Sqft:
 Ttl Sqft: **718**

DOM

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

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

Utilities and Features

Roof:
 Heating: **High Efficiency,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Smoking Home,See Remarks,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`0" x 10`0"	Living Room	Main	19`3" x 11`2"
Kitchen	Main	8`11" x 7`10"	Den	Main	9`10" x 6`6"
4pc Bathroom	Main	8`8" x 5`0"			

Legal/Tax/Financial

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

Legal Desc: 1010380

Remarks

Pub Rmks: **Welcome home to this BRISTOL model 1 bed and den, Unit 1804 - 8880 Horton RD SW! ENJOY all-year-round sunshine from this fantastic south facing highrise with PANORAMIC MOUNTAIN VIEWS! You'll appreciate BBQing with the gas hook up while enjoying the views from your balcony even in the winter. This bright and open layout features large windows and comes upgraded with granite counters, insuite laundry, and High-Efficiency Hot Water on demand. This energy-efficient unit has underground parking (1 indoor parking assigned), Low-e windows, tankless hot water and heating system among other green features to keep the utilities and condo fees low. A functional design for spacious living stand out in this layout. Enjoy the convenience of living in one of the best locations in Calgary! Walk to Heritage LRT, Grocery Store, Restaurants and other shops/professional services that are walkable and handi-cap accessible. Affordable condo living is here at the "London at Heritage Station" condos, so don't wait to buy one of these fantastic condos! QUICK POSSESSION available! Call today for a showing or more details!**

Inclusions: N/A
Property Listed By: eXp Realty

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

