



GRASSROOTS
REALTY GROUP

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511, 8710 Horton Road SW
Calgary, Alberta

MLS # A2236592

\$277,000



Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	766 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Insulated, Parkade, Secured, Stall, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings		

Inclusions: N/A

Dreaming of urban vibes, killer views, and zero maintenance? This renovated gem in the heart of Haysboro delivers it all! Perfect for the savvy buyer craving style and convenience, this 1-bedroom + den retreat shines with brand-new 9-inch luxury vinyl plank flooring, freshly repainted kitchen and bathroom cabinetry with updated hardware, new light fixtures, and crisp new paint throughout for a sleek, modern feel. Step inside to discover a spacious, bright, open-concept layout that will impress you from the moment you enter. The well-appointed kitchen boasts a peninsula island with a breakfast bar—ideal for quick bites or gatherings with friends. Oversized windows and high ceilings flood the living room with light and showcase incredible city views—perfect for catching fireworks lighting up the skyline during festivals. Venture out onto the sleek glass-railed balcony, your own private hangout for chilling with friends, cozy date nights, or epic summer BBQs thanks to the handy gas hookup. The spacious sized bedroom offers a walk-through closet leading into a 4-piece bathroom. The generously sized den is a versatile space ready for a guest room, home office, creative studio, or personal gym. Plus, enjoy the convenience of a spacious storage area and in-suite laundry. This fantastic pet-friendly building offers impressive amenities including 24-hour security, three levels of underground heated parking, bike storage, a rooftop garden, and a social room on the 17th floor where you can unwind or connect with neighbours. The unbeatable location offers direct parkade access to Save-On-Foods and is just steps from Heritage LRT Station, Co-op, Tim Hortons, trendy restaurants, breweries, bars, parks, green spaces, and more. Neighbouring South Glenmore Park lets you easily connect with nature along tranquil pathways while watching sailboats cruise by. Truly

an unbeatable location offering the best of both worlds—nature and urban living! Don't miss this opportunity to enjoy modern living, breathtaking views, and unbeatable convenience in one of Calgary's sought-after communities!