



GRASSROOTS
REALTY GROUP

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1009, 8880 Horton Road SW
Calgary, Alberta

MLS # A2237450



\$399,990

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,044 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Other	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Discover urban living at its finest in this beautifully updated 10th-floor corner unit, ideally positioned next to the Heritage C-Train Station. Recently upgraded with all new windows, this bright and spacious home is filled with natural light throughout the day. The welcoming foyer offers two large closets, a cozy seating area, and convenient in-suite laundry. The modern kitchen features granite countertops, stainless steel appliances, and stylish glass-front cabinetry—perfect for everyday cooking and entertaining. The open-concept living and dining areas provide a comfortable and functional layout, offering excellent bedroom separation. The east-facing primary bedroom enjoys morning sun and includes a private 4-piece ensuite. The generous second bedroom, with its north-facing exposure, is ideal for guests, a home office, or additional family members. Step onto the east-facing balcony to enjoy sweeping city views, complete with a gas line for your BBQ—the perfect spot for quiet mornings or warm summer evenings. Residents benefit from exceptional convenience with The Shoppes at London Square just steps away, offering dining, salons, pet services, a medical clinic, and a major grocery store. Save-On-Foods is easily accessible through the heated parkade, allowing for year-round comfort. Building amenities include a heated underground parkade for owners and visitors, secure bike storage, a bright common sunroom, and a rooftop patio with panoramic views. A covered pedestrian bridge connects directly to the C-Train, providing quick access to downtown, the University of Calgary, SAIT, and local amenities. This impressive corner unit combines comfort, convenience, and an unbeatable location. A fantastic opportunity for first-time buyers, investors, and those seeking low-maintenance city living.

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