



GRASSROOTS
REALTY GROUP

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402, 8880 Horton Road SW
Calgary, Alberta

MLS # A2248362



\$249,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	712 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Unassigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Tar/Gravel

Basement: None

Exterior: Brick, Concrete

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 420

LLD: -

Zoning: C-C2 f4.0h80

Utilities: -

Inclusions: Dishwasher, Electric Stove, Garage Opener, Refrigerator, Washer/Dryer, Window Coverings

This stunning 1-bedroom, 1 full-bath Bristol unit showcases true pride of ownership, featuring thoughtful updates and an open-concept layout with soaring 10-foot ceilings for a bright, airy feel. Freshly painted and move-in ready, it's the perfect modern urban retreat. The energy-efficient building's large south-facing windows fill the home with natural light. The well-appointed kitchen offers rich cabinetry, abundant storage, and a spacious granite island ideal for meal prep or casual dining. A breakfast bar seamlessly connects the kitchen to the dining and living areas, making entertaining effortless. Step onto the sunny balcony, complete with a gas line for easy barbecuing and beautiful southern views. The dining area is perfect for intimate dinners or larger gatherings, while the generous living room easily accommodates your furniture for both relaxation and hosting guests. The primary bedroom features recessed lighting and a large closet. A fabulous bonus den provides the perfect home office space—or, with a Murphy bed, a comfortable guest area for overnight visitors. The elegant 4-piece bathroom boasts a granite counter and smart storage solutions, while in-suite laundry adds everyday convenience. This unit includes one unassigned heated indoor parking stall and bike storage on the main parkade level. Building amenities cater to a modern lifestyle, with weekday concierge service, 24-hour security, and three high-speed elevators. Enjoy the 17th-floor sunroom terrace with panoramic views. The unbeatable location offers direct parkade access to Save-On-Foods, Tim Hortons, and the Shops at Heritage, with Heritage LRT Station right across the street. Outdoor enthusiasts will appreciate nearby bike trails, Glenmore Reservoir, Fish Creek Park, and lush green spaces. Major shopping centres—Walmart, Chinook Centre, and

South Centre—are just minutes away, along with an array of restaurants, pubs, and everyday amenities. Whether as a revenue property or your first home, this Bristol unit offers unmatched style, comfort, and convenience.