



**GRASSROOTS**  
REALTY GROUP

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609, 8880 Horton Road SW  
Calgary, Alberta

MLS # A2251233



**\$399,900**

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,036 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 612
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** Furniture in the unit is negotiable

Presenting the largest corner unit in the building—an exceptional 2-bedroom, 2-bathroom residence offering 1,038 square feet of thoughtfully designed living space. This upgraded residence features stylish engineered hardwood flooring and an open concept floor plan. A spacious and welcoming foyer with a double closet sets a sophisticated tone upon entry. Expansive windows throughout the unit allow for an abundance of natural light, further enhanced by the addition of elegant, customized double-layer curtains that provide both privacy and light control. The modernized kitchen is outfitted with updated cabinetry and striking black granite countertops, complemented by a suite of matching black appliances. The generous living room offers ample space for comfortable seating arrangements, with an adjacent dining area that opens to a private balcony featuring pleasant views. The primary bedroom includes a well-appointed four-piece ensuite, adding to the home's overall functionality and comfort. Residents will appreciate the building's direct access to essential amenities, including nearby grocery stores and restaurants, all reachable without the need for elevator use. A convenient door one level below provides quick, weather-free access to Save-On-Foods via the 4th-floor parkade. Additional features include on-site security, a dedicated concierge, and ample indoor and guest parking. Situated in a highly desirable location within walking distance of numerous services and conveniences, this professionally upgraded unit with a sought-after layout represents exceptional value in today's market.