



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

405, 9800 Horton Road SW
Calgary, Alberta

MLS # A2257033



\$218,888

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	881 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Ceiling Fan(s), No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 718

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

Welcome to Nine Eight Hundred, an 18+ concrete building designed for comfort, convenience, and a vibrant lifestyle in the sought-after community of Haysboro. This move-in-ready 880 Sq. Ft. condo offers Two bedrooms and an updated interior. The Hardwood floors throughout compliment the Kitchen with White cabinets, granite counters and stainless steel appliances. The dining connects to the spacious living room where floor to ceiling sliding doors open to the SUNNY 32 Ft. West facing balcony-perfect for relaxing or entertaining. The large primary bedroom can easily accommodate a King-size Bed, while the second bedroom offers flexibility for guests of a home office. A renovated 4 pce bathroom and a generous storage / Laundry area with a Brand New Washer/ Dryer complete this inviting home. Residents enjoy exceptional amenities, including a fitness room, library, and social room, as well as the added convenience of an on-site concierge available 4 hours a day, 5 days a week. Condo fees cover heat, electricity, water and sewer, making this an excellent opportunity for empty nesters, first-time buyers or investors looking for value, serenity, and accessibility. Located just steps from Southland Crossing, you will have easy access to shops, services, and restaurants. This prime location is only a 7-minute walk to the Southland LRT and a short 5 minute drive to the Southland Leisure Centre and Southcentre Mall.