



**GRASSROOTS**  
REALTY GROUP

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**410, 9800 Horton Road SW  
Calgary, Alberta**

**MLS # A2257218**



**\$239,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	874 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 731
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Do not miss the opportunity to own this 874 sqft 2-Bedroom Southwest-facing corner unit in Nine Eight Hundred, a well-managed 18+ concrete building in the highly sought-after community of Haysboro! This unit has a functional floor plan featuring ample kitchen cabinets & counter space, an open layout of the Dining & Living room, a wrapped-around huge Balcony with views, two generous sized Bedrooms, a 4-pc Bathrooms, and a Laundry/Storage room. With the newly replaced kitchen countertop and laminate floor throughout, this move-in ready unit is a home with both convenience and comfort. This building has more to offer- a social room, a gym, outdoor landscaped courtyard, extra shared laundry available on each floor, bike storage, and assigned underground parking that you can't live without in winter. Walking distance to the LRT station, minutes away from Southland Crossing, Southland Leisure Centre and Southcentre Mall, and easy access to main roads- Macleod Trail Deerfoot, Crowchild, and Stoney. Book a showing today!