



**GRASSROOTS**  
REALTY GROUP

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102, 9800 Horton Road SW  
Calgary, Alberta

MLS # A2259298



**\$218,888**

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	904 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 757
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Jetted Tub, Separate Entrance, Storage		

Inclusions: NONE

**\*NOTE\*** Adult Building +18, No dogs.. Cats are OK.Welcome to Adult building 18+ concrete building designed for comfort, convenience, and a vibrant lifestyle in the sought-after community of Haysboro. This move-in-ready 904 sq. ft. condo features two bedrooms and a beautifully updated interior. Durable laminate flooring runs throughout, while the kitchen is finished with newer maple cabinets, granite counters, and stainless steel appliances. The dining area flows into the spacious living room, where floor-to-ceiling sliding doors open to an impressive south-facing patio on the first floor&mdash;perfect for relaxing or entertaining. The large primary bedroom easily accommodates a king-size bed, and the second bedroom offers flexibility as a guest room or home office. A 4-piece bathroom with a luxurious jetted tub, plus a generous storage/laundry area with washer and dryer, complete this inviting home. Residents enjoy exceptional amenities, including a fitness room, library, and social room, along with the convenience of an on-site concierge (available 4 hours a day, 5 days a week). Condo fees include heat, electricity, water, and sewer&mdash;an excellent value for empty nesters, first-time buyers, or investors seeking comfort and accessibility. Located just steps from Southland Crossing, you&rsquo;ll have easy access to shops, services, and restaurants. The Southland LRT is only a 7-minute walk away, while the Southland Leisure Centre and Southcentre Mall are just a 5-minute drive.