



GRASSROOTS
REALTY GROUP

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804, 8880 Horton Road SW
Calgary, Alberta

MLS # A2266414



\$269,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	717 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Unassigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 414
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions:	N/A
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Welcome to this MOVE IN READY, exceptionally spacious, sun-filled 1 BEDROOM + DEN condo in the heart of Haysboro. This condo features high quality Rivera laminate flooring with premium underlay, a beautifully maintained kitchen with stainless steel appliances, GRANITE countertops and a generous island - perfect for entertaining! Enjoy the convenience of IN-SUITE LAUNDRY, ON DEMAND HOT WATER, and an unassigned heating underground parking stall with bike storage. The oversized bedroom features a generously sized closet. The well-appointed 4-piece bathroom features an extended vanity, granite counters, and a tub/shower combo. The generous DEN SPACE is a true bonus—ideal for a home office, guest room, second living area, or even a formal dining space. BUILDING AMENITIES include weekday concierge service, 24-hour security, three high-speed elevators, and a 17th-floor SUNROOM TERRACE with panoramic views. Enjoy unmatched convenience with DIRECT PARKADE ACCESS to Save-On-Foods, Tim Hortons, and the "Shops at Heritage," plus the Heritage LRT Station just across the street. Surrounded by bike paths, Glenmore Reservoir, Fish Creek Park, major shopping centers like Chinook Centre, and South Centre, and countless dining options, this is the ultimate blend of comfort, style, and location!