



GRASSROOTS
REALTY GROUP

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

1006, 9800 Horton Road SW
Calgary, Alberta

MLS # A2272347



\$195,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	709 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, No Animal Home, No Smoking Home		

Inclusions: n/a

Discover unbeatable value in this spacious 1-bedroom condo, perched on the 10th floor of a desirable, well-managed, and immaculately maintained adult (18+) building, in the sought after community of Haysboro. From the moment you step inside, you'll appreciate the thoughtful layout, generous storage, and the sense of space that set this unit apart from the rest. Step out onto your west-facing balcony and take in the gorgeous mountain views—the perfect backdrop for your morning coffee or evening unwind and BBQ. Inside, you'll love the oversized kitchen, offering tons of cabinet and counter space, a breakfast bar, and a separate dining area—a rare find in apartment-style living. The unit also includes in-suite laundry, a large in-unit storage room, and for added convenience, there's common laundry and a garbage chute on every floor. Condo fees provide exceptional value and peace of mind by covering ALL utilities, including heat, water, and even electricity—a feature seldom included in comparable buildings. Your vehicle stays warm and protected year-round with heated underground parking. Residents also enjoy access to excellent amenities, including a well-equipped fitness centre on the 3rd floor, plus a welcoming social room on the main level complete with kitchen, bathrooms, comfortable seating, TV, and vending machines. Located in an unbeatable area, you're within walking distance of transit, grocery stores, restaurants, and shops. Both Southcentre and Chinook Centre are nearby, and you have quick access for weekend escapes to Banff/Canmore, or easy commuting via Deerfoot Trail. Whether you're a first-time buyer or an investor, properties like this—especially under \$200,000—are increasingly hard to find. Don't miss your chance to view this incredible opportunity. Come see it for

yourself—you won’t be disappointed!