



**GRASSROOTS**  
REALTY GROUP

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1003, 8710 Horton Road SW  
Calgary, Alberta

MLS # A2279391



**\$233,990**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	708 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Common, Heated Garage, Parkade, Parking Lot, Secured, Stall, Unassigned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 437
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** None.

Designed for effortless daily living, this north-facing 10th-floor condo combines skyline views with immediate access to transit and on-site amenities. Featuring 9-foot ceilings, an open-concept layout, freshly painted interiors, and expansive windows, this home feels bright, modern, and move-in ready. The kitchen is designed for both everyday living and entertaining with maple cabinetry, sleek upper storage, black appliances, a brand-new refrigerator (2025), modern fixtures, and a generous breakfast bar anchoring the living space. The bright living room flows seamlessly to a cozy balcony where you can enjoy breathtaking downtown and mountain vistas while grilling on the natural gas hookup, perfect for summer barbecues and year-round enjoyment. The primary bedroom offers comfortable accommodation while the versatile den provides the perfect space for a home office or guest room, plus the convenience of in-suite laundry with a new stacked washer and dryer (2024) simplifies everyday chores. This pet-friendly, professionally managed building offers 24-hour security, heated underground parking, three high-speed elevators, a party room, a modern lobby with updated furniture, a sunroom on the 17th floor, and a serene rooftop garden where panoramic downtown views create the perfect backdrop for relaxation. One of the building's standout features is direct heated underground access to Save-On-Foods and the Shops at Heritage, along with a pedestrian bridge providing a short walk to the Heritage LRT Station for quick downtown access. For outdoor enthusiasts, nearby bike trails, Glenmore Reservoir, Fish Creek Park, and numerous green spaces offer endless recreation options. Whether you're a first-time buyer, investor, or young professional seeking low-maintenance urban living, this exceptional home delivers comfort, convenience, and

style in one of Calgary's most connected neighborhoods. Don't miss this opportunity to make this your new home!