



**GRASSROOTS**  
REALTY GROUP

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

902, 9800 Horton Road SW  
Calgary, Alberta

MLS # A2280078



**\$259,900**

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	936 sq.ft.	Age:	1985 (41 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 802
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities		

Inclusions: N/A

Stunning, fully renovated two-bedroom condo boasting south exposure and breathtaking panoramic views from the wrap around balcony! This bright and beautiful unit features an open-concept layout with an eating counter overlooking the spacious living area, flooded with natural light from expansive windows and a wrap-around balcony. The modern kitchen is equipped with custom cabinetry, premium stainless-steel appliances, ample counter space, an additional pantry, and stylish laminate and tile flooring. Enjoy high-end window treatments throughout, including blackout blinds in both bedrooms. Convenience is at your fingertips with in-suite laundry. Located in a highly sought-after building offering top-tier security, concierge service, and a welcoming community atmosphere. Amenities include a lobby with parcel lockers, social room is fully appointed with a kitchen, washrooms, comfortable seating, TV, vending machines, a book collection, and puzzles&mdash;perfect for gatherings and relaxation and there is a well-equipped fitness centre on the 3rd floor. CONDO FEES INCLUDE: all utilities&mdash;electricity, heat, water, sewer, parking, and full access to building facilities. This is an 18+ building. Don&rsquo;t miss the opportunity to call this exceptional condo home! Dogs not allowed but cats are ok.