



**1303, 8880 Horton Road SW  
Calgary, Alberta**

**MLS # A2288803**



**\$238,888**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Unassigned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 414
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Storage		

**Inclusions:** None

Discover this highly sought-after 1-bedroom + den condo freshly painted on the 13th floor, featuring an open-concept layout with 9-foot ceilings for a bright, spacious feel. The modern kitchen offers light cabinetry, ample storage, and a granite island with a breakfast bar—perfect for cooking and entertaining. Step onto your private balcony with a gas line and enjoy city views. The generous dining area and spacious living room are ideal for relaxing or hosting, while the well sized primary bedroom includes a built-in large closet. The versatile den works well as a home office or guest space. Enjoy in-suite laundry and a stylish 4-piece bath with granite counters and extra storage. This move-in-ready unit lets you settle in right away with furniture included! Building amenities include heated indoor parking, bike storage, 24-hour security, and three high-speed elevators. Relax in the rooftop sunroom and patio with panoramic views. Access to Save-On-Foods and Heritage London Shops through 4th floor parkade! Close to Heritage LRT Station, bike trails, Glenmore Reservoir, Osten and Victor Tennis Centre, Recreational Centres, Heritage Park, Chinook Centre, Southcentre, and many more dining options. Come see this exceptional condo that blends comfort, convenience, and lifestyle in one incredible package!