



**403, 9800 Horton Road SW
Calgary, Alberta**

MLS # A2289066



\$199,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 722
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Discover unbeatable value in this 2-bedroom condo, located in a desirable, well-managed, and immaculately kept 18+ adult building in the sought-after community of Haysboro. Thoughtfully designed for comfortable everyday living, this home offers a functional layout with storage throughout—including a foyer closet complete with an organizer, currently used as a pantry. The large kitchen features an abundance of cabinet and counter space, making meal prep and entertaining a breeze. A separate dining area—rare in apartment-style living—adds warmth and versatility to the space. Step outside to the spacious south-east facing balcony, perfectly sized to relax and unwind or enjoy time with family and friends. Additional highlights include in-suite laundry with some space for storage, plus the added convenience of common laundry and a garbage chute on every floor. Condo fees provide exceptional value and true peace of mind by covering all utilities—heat, water, and even electricity—an increasingly uncommon feature in comparable buildings. Heated underground parking ensures comfort year-round. Residents also enjoy excellent amenities, including a fitness centre on the third floor and a welcoming main-floor social room complete with a kitchen, bathrooms, comfortable seating, TV, and vending machines. The location is hard to beat: transit, grocery stores, restaurants, and shops are all within walking distance. You’re just minutes from Southcentre Mall and Chinook Centre, with quick access to Deerfoot Trail for easy commuting or the ring road for weekend escapes to Banff and Canmore. Whether you’re a first-time buyer or an investor, 2-bedroom 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!