



**609, 8880 Horton Road SW  
Calgary, Alberta**

**MLS # A2290425**



**\$379,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 612
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Stucco	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** The furniture in the unit is negotiable.

Presenting the largest corner unit in the building&mdash;an exceptional 2-bedroom, 2-bathroom residence offering 1040 square feet of thoughtfully designed living space. This upgraded residence features stylish engineered hardwood flooring and an open concept floor plan. A spacious and welcoming foyer with a double closet sets a sophisticated tone upon entry. Expansive windows throughout the unit allow for an abundance of natural light, further enhanced by the addition of elegant, customized double-layer curtains that provide both privacy and light control. The modernized kitchen is outfitted with updated cabinetry and striking black granite countertops, complemented by a suite of matching black appliances. The generous living room offers ample space for comfortable seating arrangements, with an adjacent dining area that opens to a private balcony featuring pleasant views. The primary bedroom includes a well-appointed four-piece ensuite, adding to the home's overall functionality and comfort. Residents will appreciate the building&rsquo;s direct access to essential amenities, including nearby grocery stores and restaurants, all reachable without the need for elevator use. A convenient door one level below provides quick, weather-free access to Save-On-Foods via the 4th-floor parkade. Additional features include on-site security, a dedicated concierge, and ample indoor and guest parking. Situated in a highly desirable location within walking distance of numerous services and conveniences, this professionally upgraded unit with a sought-after layout represents exceptional value in today&rsquo;s market.