



514, 8880 Horton Road
Calgary, Alberta

MLS # A2296520



\$265,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: none

Welcome to this exceptional opportunity to own a fully furnished 1+1 bedroom unit in a prime city location — all for under \$300,000! Thoughtfully designed with a functional open-concept layout, this well-maintained home features a spacious den that can easily serve as a second bedroom, home office, or guest space — ideal for today's flexible lifestyle. The modern kitchen is equipped with a large island, seamlessly connecting to a bright and comfortable living area. Enjoy the convenience of in-suite laundry and step out onto your private balcony to take in open views and fresh air. This sought-after building offers an impressive range of amenities, including a rooftop garden, library, and a 17th-floor patio — perfect for relaxing or entertaining. Residents also benefit from concierge service, 24-hour security, and heated underground parking. Pet-friendly and incredibly convenient, the building features direct access (via the 4th floor) to Save-On-Foods, a professional building, and a retail plaza — making everyday errands effortless. Located just minutes from the LRT, commuting to downtown and across the city is quick and easy. Bonus: Brand new hot water boiler (over \$6,000 value) recently installed for added peace of mind. Whether you're looking for your first home or a smart investment, this property offers outstanding value in one of Calgary's most connected communities. Book your private showing today!