



**1302, 8710 Horton Road SW
Calgary, Alberta**

MLS # A2297429



\$249,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	706 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 437
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this 1-bedroom, 1-bath condo with true pride of ownership and modern updates. Boasting 9-foot ceilings, an open-concept layout, and south-facing windows, this home is bright, airy, and move-in ready. Brand-new LVP flooring, freshly painted neutral walls, Newer Boiler, and stainless steel appliances enhance style and functionality throughout. The kitchen features ample cabinetry, granite counters, and a large island perfect for meal prep or casual dining. A breakfast bar connects seamlessly to the dining and living areas, creating an ideal space for entertaining. Step out onto the private balcony with a gas line for easy barbecuing and enjoy sunny southern views. The primary bedroom offers a spacious closet, while a versatile 4-piece bathroom includes granite counters and dedicated storage. In-suite laundry adds convenience, and the unit comes with one unassigned heated underground parking stall. Building amenities include weekday concierge service, 24-hour security, three high-speed elevators, and a 17th-floor sunroom terrace with panoramic views. The location offers direct parkade access to Save-On-Foods, Tim Hortons, and Shops at Heritage, with the Heritage LRT Station steps away. Outdoor enthusiasts will appreciate nearby bike paths, Glenmore Reservoir, Fish Creek Park, and green spaces. Major shopping Centre like Chinook Centre, South Centre Mall, and Walmart are minutes away. An excellent opportunity for first-time buyers or investors seeking a stylish, convenient, and move-in ready urban home. Please show this first!!!. Seeing is believing!!!..