



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

316, 9800 Horton Road SW
Calgary, Alberta

MLS # A2206027



\$200,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	693 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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Prime location in desirable Haysboro, a quiet, well managed 18+ adult building. A great floor plan with ample kitchen cabinets & counter space, stainless steel appliances, the kitchen is open to the dining & living room leading to a large walkout patio & the nicely landscaped courtyard which you will really enjoy during the summer months. A spacious bedroom with an updated closet, a nice size bathroom with updated vanity, in-suite laundry & storage complete this unit. The exercise room is conveniently located steps from your door. For your convenience one indoor assigned parking stall is included. There is a bike rack & vehicle tire storage room. A quick possession is possible for this comfortable home where you will meet many friendly residents living in the building. Walking distance to the LRT station & close to shopping, restaurants, & easy access for driving to Deerfoot, Crowchild, Stoney or wherever you need to go. The concierge is open 4 hours a day on weekdays & the building features a social room for family & social gatherings with a large TV, kitchenette, coffee station, puzzle tables, shuffleboard & library. Please note there are no dogs allowed in the building.