

**1009, 8880 Horton Road SW
Calgary, Alberta**

MLS # A2166402



\$399,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,036 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Electric	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: Portal A/C

Northeast Corner Unit on the 10th floor near C-Train Station. All the windows are newly replaced. This unit offers a wide open living space and an abundance of natural light with large windows. As you enter into the unit, there are two large closets and a seating area. Going into the unit, there are stacked Washer and Dryer in foyer hallway closet. Kitchen has granite counters, Stainless Steel Appliances, glass door cabinet. The wide open Living Room and Dining room are connected and functionally separate the bedrooms. The Primary Bedroom with east window offers a four-piece bathroom ensuite. The second bedroom with north window is also a good size. The east facing Balcony with city view comes with a gas line hookup for BBQ. Enjoy the convenience with The Shoppes at London Square for daily living. There are restaurants, salons, pet store, medical clinic, grocery store and other essential services. For grocery shopping, there is direct access to Save on Foods by scaping the winter cold through the heated parkade. Additional amenities include heated underground parkade for owners and visitors, secure bike storage, common Sunroom and the Rooftop Patio. The Heritage C-train station is connected by a pedestrian bridge and easy transportation to Downtown and Universities with no train connection needed! This highly convenient location is desirable for investors, first time buyers and empty nesters. Make it your home and enjoy the super convenience.