

405, 9800 Horton Road SW  
Calgary, Alberta

MLS # A2225956



**\$229,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 718
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to Nine Eight Hundred, an 18+ concrete building designed for comfort, convenience, and a vibrant lifestyle in the sought-after community of Haysboro. This move-in-ready 880 Sq. Ft. condo offers Two bedrooms and an updated interior. The Hardwood floors throughout compliment the Kitchen with White cabinets, granite counters and stainless steel appliances. The dining connects to the spacious living room where floor to ceiling sliding doors open to the SUNNY 32 Ft. West facing balcony-perfect for relaxing or entertaining. The large primary bedroom can easily accommodate a King-size Bed, while the second bedroom offers flexibility for guests of a home office. A renovated 4 pce bathroom and a generous storage area with laundry hook ups complete this inviting home. Residents enjoy exceptional amenities, including a fitness room, sauna, library, and social room, as well as the added convenience of an on-site concierge available 4 hours a day, 5 days a week. Condo fees cover heat, electricity, water and sewer, making this an excellent opportunity for empty nesters, first-time buyers or investors looking for value, serenity, and accessibility. Located just steps from Southland Crossing, you will have easy access to shops, services, and restaurants. This prime location is only a 7-minute walk to the Southland LRT and a short 5 minute drive to the Southland Leisure Centre and Southcentre Mall.