

615, 9800 Horton Road SW  
Calgary, Alberta

MLS # A2288636



## \$245,000

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	925 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Garage Door Opener, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Ceiling Fan(s), Elevator, Recreation Facilities, Sauna

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 802

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

Welcome to this bright and spacious 928 sq. ft. condo, Located on the 6th floor, this southeast CORNER unit features a large wrap-around balcony with stunning city views and includes a heated underground parking stall, tire storage secured area bike storage first come first serve. The open-concept layout with good bedroom separation has laminate flooring throughout, a galley kitchen with ample cabinetry and dishwasher, a roomy dining area, and a generous living space filled with natural light. The unit has in-suite laundry with staked washer and dryer, and a 4-piece bathroom tub has cut out for easy accessibility. This 18+ adult building offers excellent amenities include, social room with library and coffee station on the main floor, a fitness room on the 3rd floor east side, Coin Laundry on each floor west side with garbage shoot. Condo fees include all utilities—electricity, heat, water, sewer, parking, and access to building facilities. Located just off Macleod Trail and Southland Drive SW, you are steps from the C-Train, shopping, restaurants, and services, gives you easy access to all south Calgary has to offer. This unit is move-in ready book your showing today!