

**514, 8880 Horton Road**  
**Calgary, Alberta**

**MLS # A2296520**



**\$265,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** none

Welcome to this exceptional opportunity to own a fully furnished 1+1 bedroom unit in a prime city location &mdash; all for under \$300,000! Thoughtfully designed with a functional open-concept layout, this well-maintained home features a spacious den that can easily serve as a second bedroom, home office, or guest space &mdash; ideal for today's flexible lifestyle. The modern kitchen is equipped with a large island, seamlessly connecting to a bright and comfortable living area. Enjoy the convenience of in-suite laundry and step out onto your private balcony to take in open views and fresh air. This sought-after building offers an impressive range of amenities, including a rooftop garden, library, and a 17th-floor patio &mdash; perfect for relaxing or entertaining. Residents also benefit from concierge service, 24-hour security, and heated underground parking. Pet-friendly and incredibly convenient, the building features direct access (via the 4th floor) to Save-On-Foods, a professional building, and a retail plaza &mdash; making everyday errands effortless. Located just minutes from the LRT, commuting to downtown and across the city is quick and easy. Bonus: Brand new hot water boiler (over \$6,000 value) recently installed for added peace of mind. Whether you're looking for your first home or a smart investment, this property offers outstanding value in one of Calgary's most connected communities. Book your private showing today!