

1302, 8710 Horton Road SW
Calgary, Alberta

MLS # A2297429



\$249,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	706 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 437
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully maintained 1 bedroom, 1 bath condo showcasing true pride of ownership and stylish modern updates throughout. Featuring 9 foot ceilings, an open concept layout, and bright south facing windows, this home is airy, inviting, and move in ready. Brand new LVP flooring, fresh neutral paint, a newer boiler, and stainless steel appliances add comfort and functionality. The well appointed kitchen offers ample cabinetry, granite countertops, a large island for meal prep or casual dining, and a breakfast bar that flows into the dining and living areas, perfect for entertaining. Step onto the private south facing balcony with a gas line for convenient BBQing and enjoy sunny year round views. The spacious primary bedroom includes a generous closet, while the 4 piece bathroom features granite counters and extra storage. In suite laundry and one unassigned heated underground parking stall add everyday convenience. This well managed building offers weekday concierge service, 24 hour security, three high speed elevators, and a stunning 17th floor sunroom terrace with panoramic city views. Enjoy direct parkade access to Save On Foods, Tim Hortons, and the Shops at Heritage, with Heritage LRT Station just steps away. Outdoor enthusiasts will appreciate nearby bike paths, Glenmore Reservoir, Fish Creek Park, and green spaces. Chinook Centre, Southcentre Mall, and Walmart are only minutes away. Pets are allowed with management approval, making this an excellent opportunity for first time buyers, investors, or pet lovers seeking a stylish and convenient urban lifestyle. Please show this first. Seeing is believing!