

**505, 8880 Horton Road SW  
Calgary, Alberta**

**MLS # A2314601**



**\$243,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	715 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Permit Required, Unassigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 414
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan		

**Inclusions:** Portable AC Unit

Welcome to this bright, stylish and incredibly inviting, 1 bedroom + den and 1 bathroom condo, offering 715 sqft of comfortable open-concept living in an unbeatable and convenient location! This north-facing unit is filled with natural light throughout with large windows and features durable vinyl and tile flooring throughout. The functional kitchen includes a breakfast bar perfect for casual dining and entertaining, while the spacious living area opens onto a private balcony complete with a BBQ gas line. Windows have been replaced in 2025 and a portable A/C unit is also included for added summer comfort. The versatile den is ideal for a home office, study area, or additional storage space. Enjoy peace of mind and the convenience of in-unit laundry, as well as an unassigned parking stall in the heated underground parkade, bike storage, and 24-hour security. This well-managed building offers excellent amenities including a rooftop sun terrace and a spacious common room perfect for hosting small events or gatherings. Located just a 5-minute walk to Heritage C-Train Station, with same-floor access to shopping and everyday essentials including Tim Hortons and Save-On-Foods. You’re also minutes from Chinook Centre, South Centre, Heritage Park, Glenmore Reservoir, downtown Calgary, and countless shops, restaurants, and amenities nearby. An excellent opportunity for first-time buyers, downsizers, or investors looking for value, location, and convenience!