

1107, 9800 Horton Road SW
Calgary, Alberta

MLS # A2320587



\$225,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Haysboro | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 930 sq.ft. | Age: | 1982 (44 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 802 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, See Remarks | | |

Inclusions: All existing furniture

Enjoy spectacular mountain views from this beautifully maintained northwest-facing 2-bedroom condominium in the highly desirable community of Haysboro. Located in a quiet, concrete-built, professionally managed 18+ adult building, this spacious 929 sq. ft. home offers exceptional comfort, convenience, and lifestyle. The thoughtfully designed floor plan features a bright and inviting living and dining area with large patio doors leading to an expansive wraparound northwest-facing balcony—the perfect place to relax and take in the stunning views. The well-appointed kitchen offers abundant cabinetry and generous storage. Durable laminate flooring flows throughout the main living areas and bedrooms. The spacious primary bedroom easily accommodates king-sized furniture, while the second bedroom provides excellent flexibility for guests, a home office, or hobby space. A stylish 4-piece bathroom features a deep soaker tub and updated designer fixtures. An in-suite laundry and storage room completes the home. Condo fees include all utilities—electricity, heat, water, sewer, and parking—providing outstanding value and peace of mind. You'll also appreciate the convenience of heated underground parking and an impressive selection of building amenities. The fitness room and outdoor terrace are located on the same floor as the unit, while the main-floor social lounge offers a large TV, kitchenette, coffee station, library, puzzle tables, and shuffleboard for residents and guests to enjoy. Additional features include an on-site concierge, bike and tire storage, and shared laundry facilities on every floor. Ideally situated within walking distance to the LRT station and close to shopping, restaurants, and major transportation routes, this is an exceptional opportunity to enjoy maintenance-free living in a sought-after location.