

1202, 9800 Horton Road SW
Calgary, Alberta

MLS # A2337439



\$254,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	932 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Parquet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 803
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, See Remarks, Stone Counters, Storage		

Inclusions: N/A

Welcome to a truly special 12th-floor corner unit, where tasteful updates, generous proportions and spectacular views create a home that stands apart. Offering approximately 932 sq. ft. of bright, comfortable living space, this exceptionally well-kept residence is surrounded by large windows that enhance its open feel and showcase expansive south and west views. The impressive wraparound balcony may quickly become your favourite place to be. Enjoy morning coffee in the sunshine, take in the mountain views to the west or settle in for a beautiful Calgary sunset after a long day. Inside, the updated kitchen features quartz countertops, a subway-tile backsplash, stainless steel appliances, an electric range, microwave hood fan, refrigerator, dishwasher and refreshed cabinetry. Beautifully maintained parquet flooring adds warmth and timeless character, while the freshly renovated bathroom brings a clean, modern finish. A newer in-suite washer and dryer set is complemented by built-in cabinetry in the laundry area, providing valuable additional storage. The home also includes one assigned parking stall in the heated parkade, ideally positioned directly across from the entry door for added ease and convenience. Even better, the condo fees include all utilities, helping make monthly expenses simple and predictable. Residents also enjoy additional common laundry, a garbage chute, a clean third-floor fitness room and an entertainment room that can be reserved through building management. The location is equally impressive. Southland CTrain Station is just steps away, with Anderson Station and major bus routes also nearby, making travel downtown and throughout Calgary remarkably convenient. Shopping and everyday essentials are close at hand—approximately 5 minutes to Southcentre Mall, 8 minutes to CF Chinook Centre and 10 minutes to Costco at Deerfoot

Meadows, depending on traffic. Haysboro is a mature, established southwest community loved for its tree-lined streets, schools, parks and active community association. Residents enjoy convenient access to the Glenmore Reservoir pathway system, South Glenmore Park, shopping, restaurants and major routes including Macleod Trail, Southland Drive and Heritage Drive. Bright, spacious, beautifully updated and exceptionally connected, this remarkable corner home offers the views, convenience and comfortable lifestyle you have been waiting for.