



GRASSROOTS
REALTY GROUP

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1307, 8880 Horton Road SW
Calgary, Alberta

MLS # A2308010



\$349,800

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	970 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Common, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 551
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting		

Inclusions: N/A

First-Time Buyers & Savvy Investors — This Is the One! Welcome to this sun-filled, beautifully maintained 13th-floor unit offering stunning views and exceptional value. Featuring large north-facing windows and a private balcony, this home is flooded with natural light and showcases sweeping city vistas. Designed with both comfort and functionality in mind, this spacious 2-bedroom, 2-bathroom layout includes in-suite laundry and an open-concept kitchen complete with granite countertops, seamlessly flowing into a generous living and dining area—perfect for entertaining family and friends. Both bedrooms offer ample closet space, while the primary suite features a full 4-piece ensuite. A second 4-piece bathroom adds convenience and flexibility for guests or shared living. Enjoy the added benefits of secure, heated underground parking and a well-managed building with excellent amenities, including a spectacular 17th-floor rooftop patio with breathtaking Rocky Mountain views—an ideal space to relax or host. Situated in a prime location, you’re just steps to the Anderson LRT station, with shopping, dining, and everyday conveniences nearby, plus quick access to Macleod Trail for easy commuting across the city. Whether you’re looking for a smart investment property or a place to call home, this unit checks all the boxes. Don’t miss this opportunity—book your showing today!