



GRASSROOTS
REALTY GROUP

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505, 8880 Horton Road SW
Calgary, Alberta

MLS # A2314601



\$243,900

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

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 414
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	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!