

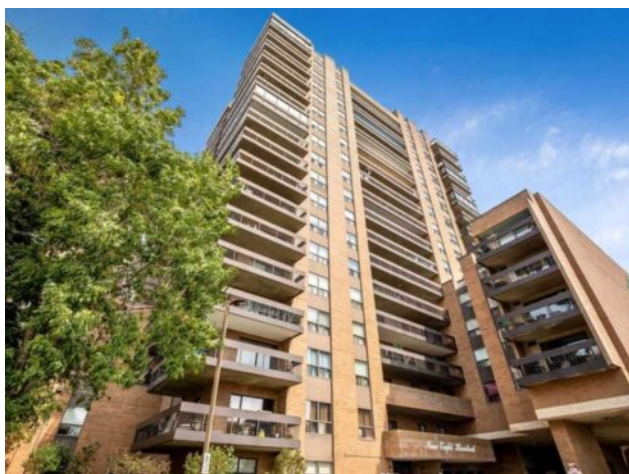


GRASSROOTS
REALTY GROUP

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1506, 9800 Horton Road SW
Calgary, Alberta

MLS # A2316928



\$176,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	709 sq.ft.	Age:	1982 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 588
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

***NEW PRICE!!!**Fantastic VALUE offered right here!!!** Very affordable LIVE-IN or INVESTMENT PROPERTY! CONCRETE building. Assigned INDOOR HEATED parking! INSUITE laundry. Wake up to glorious mountain views from your balcony in this SPACIOUS one bedroom/one bathroom 708 sqft. condo in desirable NINE EIGHT HUNDRED. You'll love the surprisingly OPEN LAYOUT of this 15th floor unit with magnificent views...including spellbinding SUNSETS!! The well laid out floor plan offers a LARGE primary bedroom...good-sized living room/dining area...4 piece bathroom...ample counter and cupboard space in kitchen...a breakfast bar...plus insuite storage! A huge BONUS is the insuite laundry(with newer stacked washer/dryer). AND...the reasonable condo fees (just \$588 monthly) include HEAT/WATER/SEWER/ELECTRICITY/INDOOR PARKING/PROFESSIONAL MANAGEMENT. Nine Eight Hundred is a very well- managed complex. Concrete building with on-site management during certain hours Monday-Friday. There is a terrific main floor SOCIAL ROOM complete with kitchen, bathrooms, comfortable seating, TV, vending machines, book collection and puzzles. PLUS there is a full GYM available to owners/tenants on 3rd floor. Some of the BUILDING IMPROVEMENTS over the past # of years are: refurbished elevators, renovated lobby, closed circuit cameras at ALL entrances/exits (including parkade), new intercom system, keyless entry, newer carpet/lino throughout building common areas, new lighting and fire escape signage installed throughout building. The building has garbage chute access on each floor, common area washer/dryer (coin- op) on each floor...and bike/tires storage rooms. Super close to LRT/a variety of shopping/restaurants/banking/Macleod Trail/Southland Dr/Stoney Trail and MUCH more! Must be 18+ to

live here. 20% down-payment required. Come take a look. You'll be happy you did!!