



GRASSROOTS
REALTY GROUP

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1205, 8710 Horton Road SW
Calgary, Alberta

MLS # A2333303



\$215,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	710 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 437

LLD: -

Zoning: C-C2f4.0h80

Utilities: -

Inclusions: none

Wake up to extraordinary panoramas in this pristine, light-filled one-bedroom plus den concrete condo designed for modern city living. Soaring nine-foot ceilings and expansive windows flood the open-concept space with natural light while framing sweeping, uninterrupted mountain and city vistas. The gourmet kitchen serves as the centerpiece of the home, beautifully appointed with rich dark cabinetry, granite countertops, a matching full-height backsplash, stainless steel appliances, and an inviting breakfast bar. Step through the living area onto your private balcony—complete with a gas hookup for your BBQ—to enjoy effortless outdoor entertaining against a breathtaking backdrop. Thoughtful functional features include a versatile den perfect for a home office, durable tile flooring, and the convenience of in-suite laundry. Set within a secure, eco-friendly concrete building with individual utility metering for exceptionally low energy costs, residents enjoy top-tier amenities including 24-hour security, a spectacular rooftop patio, dedicated bike storage, and generous visitor parking. Located just steps from the Heritage LRT station with rapid access to downtown and endless surrounding amenities, this move-in-ready gem with quick possession available offers an unbeatable lifestyle for first-time buyers and an outstanding opportunity for savvy investors alike.