



GRASSROOTS
REALTY GROUP

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1202, 9800 Horton Road SW
Calgary, Alberta

MLS # A2337439



\$234,888

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

****REDUCED PRICE, NOW \$234,888.**** Welcome to a bright 12th-floor corner unit with approximately 932 sq. ft. of exceptionally well-kept living space and sweeping south and west views through large windows. The wraparound balcony may quickly become your favourite spot, whether it is morning coffee in the sun, mountain views to the west or a Calgary sunset at the end of the day. The updated kitchen offers quartz countertops, a subway-tile backsplash, refreshed cabinetry and stainless steel appliances including an electric range, microwave hood fan, refrigerator and dishwasher. Parquet flooring adds warmth and timeless character, the freshly renovated bathroom feels clean and modern, and the newer in-suite washer and dryer are paired with built-in cabinetry for extra storage. One assigned stall in the heated parkade sits directly across from your entry door, and condo fees include all utilities, keeping monthly costs simple and predictable. The building also offers common laundry, a garbage chute, a clean third-floor fitness room and an entertainment room you can reserve through building management. Southland CTrain Station is just steps away, with Anderson Station and major bus routes nearby, and Southcentre Mall (5 minutes), CF Chinook Centre (8 minutes) and Costco at Deerfoot Meadows (10 minutes) are all close, depending on traffic. Set in the mature, tree-lined community of Haysboro, you are near schools, parks, the Glenmore Reservoir pathways, South Glenmore Park, restaurants and major routes including Macleod Trail, Southland Drive and Heritage Drive. Bright, updated and well connected, this corner home delivers the views, convenience and lifestyle you have been waiting for.