



GRASSROOTS
REALTY GROUP

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1506, 9800 Horton Road SW
Calgary, Alberta

MLS # A2346427



\$164,900

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, Underground		
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

PHENOMENAL VALUE...AMAZING VIEW...CONCRETE BUILDING...UNDERGROUND PARKING!! Welcome to NINE EIGHT HUNDRED! Why rent when an opportunity like this is available? This is an extremely well-managed complex...with a solid RESERVE FUND. The building is quiet (concrete construction) and is situated near a host of amenities...including multiple grocery stores, shopping, restaurants, banking, public transit (LRT and Bus), home reno and decor options, Tim's/Starbucks. The list goes on!! Conveniently situated near Macleod Trail, Southland Drive, Deerfoot and Stoney Trails for quick commutes. This 708 sqft one bedroom/one bathroom condo is perfect as both a spacious LIVE-IN or INVESTMENT PROPERTY. You'll wake up to glorious mountain views from your balcony in the morning...and be treated to some spectacular Alberta sunsets in the evening! And the assigned HEATED INDOOR parking is something nobody should do without! The recently painted unit is well laid out and offers newer vinyl plank flooring and baseboards... a LARGE primary bedroom...a good sized living room/dining room, 4 piece bathroom, ample cupboard and counter space in the kitchen including a breakfast bar...plus insuite STORAGE and LAUNDRY! Reasonable condo fees include HEAT/WATER/SEWER/ELECTRICITY/INDOOR PARKING AND PROFESSIONAL MANAGEMENT! There is also ON-SITE management during certain hours Monday-Friday. There is a terrific main floor SOCIAL ROOM complete with TV, vending machines, books/novels, puzzles, kitchen, bathrooms and comfortable seating. PLUS...there is a full GYM available to owners/tenants on 3rd floor! Some BUILDING UPGRADES over the last # of years are: refurbished elevators, renovated lobby, closed circuit cameras at ALL building

entrances/exits (including parkade), new intercom system, keyless entry, newer carpet/lino throughout building common areas and modern lighting/fire escape signage installed. The building has garbage chute access on each floor, bike/vehicle tire storage rooms and common area washer/dryer (coin op) on each floor if needed. Shop and compare. Must be 18+ to live here. This one is a tremendous opportunity with a LOT of POSITIVES!!