

312, 8880 Horton Road SW
Calgary, Alberta

MLS # A2220923



\$285,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	761 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 431
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: white storage cabinet by the den

Experience the Allure of This Stunning South-Facing Residence Bathed in natural light—thanks to its newer windows—this beautifully maintained, Featuring soaring 10-foot ceilings and the added comfort of air conditioning for warmer days. Yorkshire Model—one unit per floor, builder size is 813 sq feet, RMS is 759 sq feet. Thoughtfully cared for by its original owner, the home offers a spacious bedroom with a walk-through closet and a flexible den, perfect for a home office. The kitchen impresses with rich espresso cabinetry, upgraded granite countertops. Step outside to a wrap-around balcony equipped with a gas line—perfect for BBQs and outdoor gatherings. Additional highlights include: Granite countertops in both the kitchen and bathroom In-suite laundry for everyday convenience Hot water on demand, professionally maintained by Romcan Heating One indoor parking space included Located in one of SW Calgary's most sought-after communities, you'll enjoy easy access to the Heritage LRT station, nearby shopping, professional services, and a variety of local amenities—all seamlessly integrated with the condominium lifestyle. Don't miss the opportunity to make this beautifully curated home your own.