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708, 9800 Horton Road SW  
Calgary, Alberta

MLS # A2224776



**\$235,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	879 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 731
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

Attention Investors and First-Time Home Buyers! Excellent opportunity to own this 2-bedroom, 1 bathroom condo in a Concrete building with 1 underground parking stall. All Utilities are INCLUDED in Condo Fees. This unit is located on the 7th floor and has close to 900 square feet of living space. Functional kitchen that leads to dining room and spacious living room opening to a HUGE covered balcony. 2 generous sized bedrooms and 3-piece bathroom. In suite storage and laundry complete the unit, with extra shared laundry available on each floor. Building Amenities include a social room, gym, and outdoor terrace (access from 3rd floor). This is an 18+ adult-only building with pet restrictions. Excellent location. Minutes away from LRT, Walmart, groceries, services, restaurants and amenities along Macleod Trail. 5-minutes away from Southland Leisure Centre and Southcentre Mall. Call for more details.