

# \$279,900 - 413, 8880 Horton Road Sw, Calgary

MLS® #A2082255

**\$279,900**

1 Bedroom, 1.00 Bathroom, 818 sqft

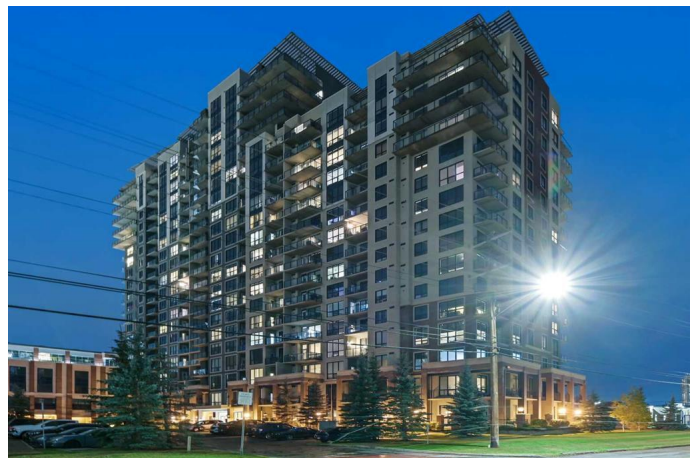
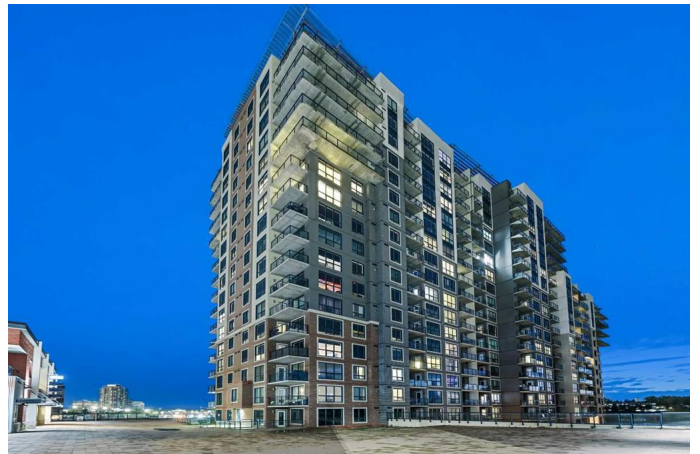
Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Welcome to the London at Heritage.

Introducing the perfect urban retreat! This stunning one-bedroom plus den condo offers the epitome of modern living. Step into a spacious, open-concept living space with soaring 10-foot ceilings that exude a sense of spaciousness and open feel. As you enter your condo you are greeted to the right by your large sized den, perfect for an entertaining area or business office.

Immediately to your left is your walk in storage area, doubling as a pantry and in-suite laundry. The heart of this condo is the kitchen, boasting a sleek upgraded stainless steel appliance package featuring a water/ice dispensing fridge and a BOSCH Dishwasher. Granite countertops with matching granite backsplash, an extended eating bar and plenty of cabinetry complete the kitchen features. The light coloured cabinetry and light flooring complimented by the larger windows create a fresh feeling and allow plenty of sunlight into the condo. The bedroom is a true retreat that continue with the 10 foot ceilings, with a generously sized walk-in closet. Multi level hanging configurations providing ample storage for your wardrobe and belongings. The attached ensuite is discreetly tucked away, offering utmost convenience without compromising on design. Additionally, this condo is equipped with its very own instant water heat system, ensuring hot water on demand. The large size patio has room for your patio set and barbeque, with hardwiring



ready for your personal air conditioner. The location couldn't be more central. Step outside your door, and you're mere steps away from a world of conveniences, including a Save-on-Foods grocery store, restaurants, and shopping amenities, not to mention less than 5 mins from the C-train, Walmart, Canadian Tire, Lowes, Superstore and many other large brand stores at your convenience. Whether you're grabbing ingredients for a gourmet meal or exploring the vibrant culinary scene nearby, you'll have it all at your fingertips. The features continue with direct access to your heated parking from the same level as your condo unit. Don't miss the opportunity to make this upscale condo your own. Experience the perfect blend of open concept living, modern amenities, and unbeatable location. Welcome home to the pinnacle of urban living! Note: All furniture including art pieces (excluding computer desk) available for purchase in addition to purchase price.

Built in 2010

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2082255       |
| Price          | \$279,900      |
| Sold Price     | \$274,500      |
| Bedrooms       | 1              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 818            |
| Acres          | 0.00           |
| Year Built     | 2010           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 413, 8880 Horton Road Sw |
| Subdivision | Haysboro                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2V 2W3                  |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking       |
| Parking Spaces | 1                                                                                 |
| Parking        | Additional Parking, Covered, Enclosed, Heated Garage, Parkade, Stall, Underground |

### Interior

|                   |                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Elevator, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer                                                                                                                                    |
| Heating           | Forced Air, Hot Water, Natural Gas                                                                                                                                                                                                           |
| Cooling           | Other                                                                                                                                                                                                                                        |
| # of Stories      | 21                                                                                                                                                                                                                                           |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Courtyard, Gas Grill, Lighting |
| Roof              | Tar/Gravel                     |
| Construction      | Brick, Concrete, Stone         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2023 |
| Date Sold      | October 23rd, 2023   |
| Days on Market | 32                   |
| Zoning         | C-C2 f4.0h80         |
| HOA Fees       | 0.00                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | THE AGENCY |
|----------------|------------|

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