

\$449,000 - 1810, 8880 Horton Road Sw, Calgary

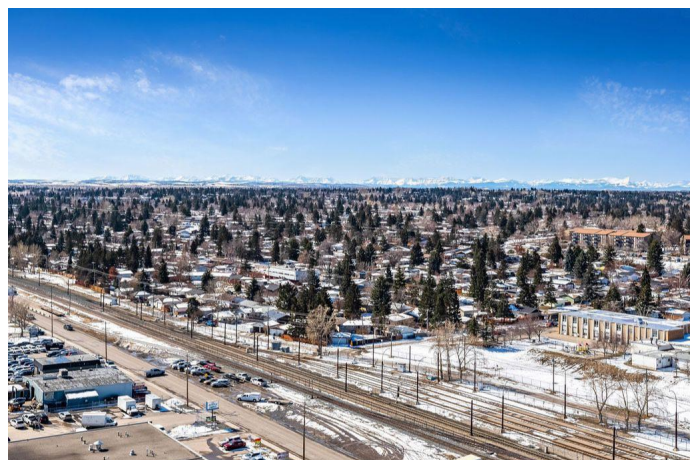
MLS® #A2115493

\$449,000

2 Bedroom, 2.00 Bathroom, 1,039 sqft
Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Welcome to "London at Heritage Station" - a centrally located, upscale high-rise in the wonderfully established community of Haysboro. Presenting Unit 1810 - the WESTMINSTER MODEL: INCREDIBLE INVESTMENT OPPORTUNITY - TURNKEY - FULLY FURNISHED & situated on the 18th FLOOR in the SE CORNER, this 2 bedroom, 2 bath, 2 PARKING STALL unit has an abundance of natural light flowing through the floor-to-ceiling windows. You can enjoy UNOBSTRUCTED MOUNTAIN VIEWS from sunrise to sunset on your EXPANSIVE WRAP-AROUND balcony that has a gas line for your BBQ. Another BIG BONUS of this unit is the AIR CONDITIONING that will come in handy on those hot summer nights. This is a PET-FRIENDLY building (with Board approval). As you enter the unit, you'll see that the foyer is spacious and has been set up as a convenient, work-from-home space (which can be converted to a seating area if desired). There are two large closets located here as well, so plenty of storage in the unit. The kitchen has full-height cabinetry, ample counter space (granite countertops), an eating bar, and stainless steel appliances. Continuing into the home, you will find generously sized living and dining areas which serve as an effective way to separate the two bedrooms. There is a custom built-in cabinet with marble top in the dining room. The primary bedroom is large and has a 4-piece ensuite bath. The second bedroom is also a generous size.



Stacked washer/dryer included for in-suite laundry convenience. FULLY FURNISHED and includes dishes, cutlery, smart Samsung TV, leather sectional couch, dining table/chairs, bedroom furniture, BBQ and patio furniture. THIS IS AN EXCELLENT RENTAL UNIT AND HAS NEVER BEEN VACANT! Historically this unit has been rented as an EXECUTIVE, LUXURY, FURNISHED unit with oil/gas companies, engineering companies and other corporate entities. Carpets were recently replaced. Park your cars (REMEMBER YOU HAVE TWO STALLS) in the heated underground parkade, where you have DIRECT ACCESS TO SAVE-ON FOODS! Additional perks of this very well-run building are the secured bike storage, and common area sunroom with rooftop patio. This unit is an amazing find for the SAVVY INVESTOR first-time home buyer, or those looking to simplify their lives. Located close to shopping, Glenmore Reservoir running paths, and the Heritage C-Train station (connected by pedestrian bridge) making it a breeze getting downtown on public transit.

Built in 2010

Essential Information

MLS® #	A2115493
Price	\$449,000
Sold Price	\$440,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,039
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)

Status	Sold
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Community Information

Address	1810, 8880 Horton Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2W3

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Recreation Room, Visitor Parking
Parking Spaces	2
Parking	Assigned, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, No Animal Home, Open Floorplan, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, Hot Water, Natural Gas
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Free Standing
# of Stories	21

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete, Stone

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 19th, 2024
Days on Market	28
Zoning	C-C2 f4.0h80
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
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