

\$264,900 - 711, 8880 Horton Road Sw, Calgary

MLS® #A2120410

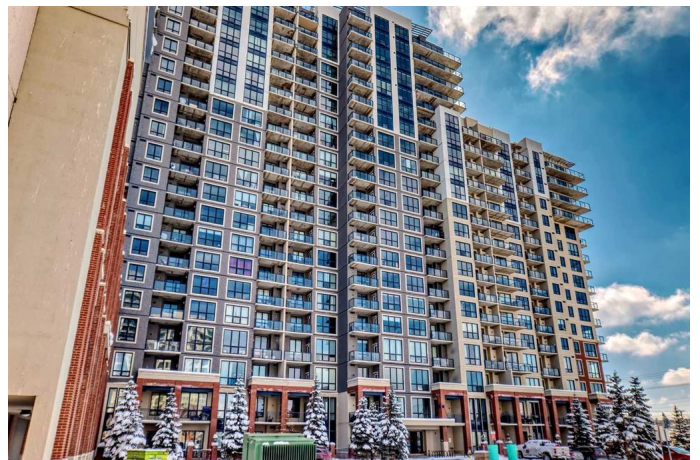
\$264,900

1 Bedroom, 1.00 Bathroom, 706 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Great revenue property or first-time home buyer! Welcome to the Bristol floor plan which boasts a one bedroom + flex room with one 4 pc bath. The unit is located on the 7th floor with a city view. The condo is bright and open which further enhances the large living room space, 9ft ceiling and vast windows. In addition, this unit is located in the newer second building (the Abbey). Located in this building on the 17th floor is the rooftop garden, library and patio offering beautiful city views; great for large gatherings or just to relax! If public areas are not your thing, take a step out to your own private balcony w/all day sun and amazing views (be sure to stand on the balcony to see the sunset to the west, a must see). This unit shows very well with a modern kitchen including/dark cherry cabinets, granite counters, eating bar, black appliances & an abundance of cupboards & storage space. The spacious den is perfect for a home office and their-suite laundry completes this energy efficient unit. The pet friendly building also has concierge, heated underground parking, 3 elevators, and 24hr security. A stone throw away from the LRT connects you to downtown and the rest of the city, and that's not even the best part, the building parkade is connected via the 4th level to Save On Foods, a professional building, and strip mall. You don't even need to leave the area as everything is within walking distance. Therefore, this unit is a steal at this price point with huge upside potential...A fantastic opportunity in this



market, why rent when you can own for less!
Ask about our other units available!

Built in 2010

Essential Information

MLS® #	A2120410
Price	\$264,900
Sold Price	\$264,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	706
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	711, 8880 Horton Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2v 2w3

Amenities

Amenities	None
Parking Spaces	1
Parking	Garage Door Opener, Parkade, Permit Required, Secured, Unassigned

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Instant Hot Water, Microwave Hood Fan, Refrigerator, Washer

Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	21
Basement	None

Exterior

Exterior Features	Courtyard
Roof	Tar/Gravel
Construction	Brick, Concrete, Stone

Additional Information

Date Listed	April 5th, 2024
Date Sold	May 1st, 2024
Days on Market	25
Zoning	C-C2 f4.0h80
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Compar
----------------	-----------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.