

# \$250,000 - 303, 9800 Horton Road Sw, Calgary

MLS® #A2156970

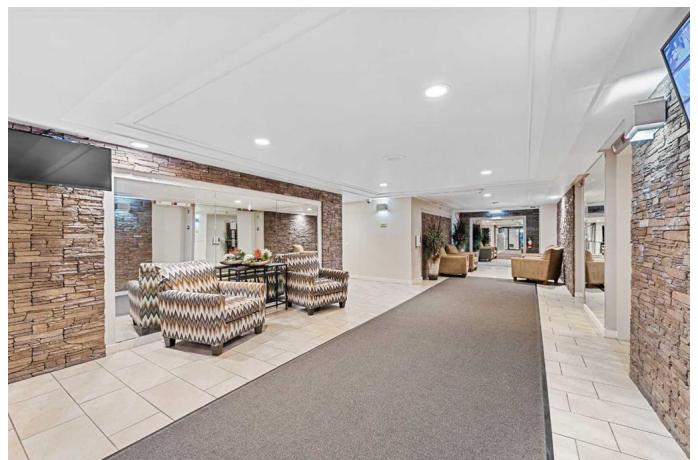
**\$250,000**

2 Bedroom, 1.00 Bathroom, 852 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Great revenue property or first-time home buyer! Grab the opportunity to own this attractive condo in the sought-after community of Haysboro with over 850 sqft! This UPGRADED TWO bedrooms and ONE bathroom unit on the 3rd floor, with large and private balcony, and over \$7,000 in recent upgrades that includes newer stainless-steel appliances, newer laminate counters, professionally washed carpets, and laminate floors! But that is not all, this unit has an underground parking and In-Suite laundry. From the moment you access to this 18+ Solid-Concrete-Building, you will notice how very well maintained is the building, with security system in place, and 2 elevators. Within the amenities there is a social room for your private events, gym, and terrace for summer picnics (access from 3rd floor). The condo fee includes all utilities, from electricity, gas, water, sewer, heat, garbage (BTW Garbage chute from every floor), parking, management and common areas maintenance. The underground parkade is bright and clean with high ceilings, access to your parking #22, from the 2nd floor. Move-in ready and quick possession is available! This quiet concrete building offers a peaceful environment and convenience, with proximity to all amenities and within walking distance of Southland C-Train Station. Natural light floods the open-concept living space with floor-to-ceiling windows leading to the east-facing balcony. Newer laminate flooring



extends throughout the entryway, kitchen, laundry and washroom. Two good size bedrooms and 4-pieces washroom. Convenient in-suite storage and laundry complete the unit, with extra storage and shared laundry available on each floor. This 18+ adult-only, cat-friendly building (no dogs allowed) ensures a quiet environment. Within minutes of the shops, services, restaurants and amenities along Macleod Trail, and a 5-minute drive to both the Southland Leisure Centre and Southcentre Mall, While away from the hustle and bustle you are minutes to hundreds of shops, services, restaurants and amenities along MacLeod Trail. Book your showing today! 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! Easy approval with 20% down payment.\*\*\*3D Virtual Tour\*\*\*

Built in 1982

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2156970       |
| Price          | \$250,000      |
| Sold Price     | \$238,000      |
| Bedrooms       | 2              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 852            |
| Acres          | 0.00           |
| Year Built     | 1982           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 303, 9800 Horton Road Sw |
| Subdivision | Haysboro                 |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2V 5B5 |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Coin Laundry, Elevator(s), Fitness Center, Party Room, Picnic Area, Secured Parking, Trash |
| Parking Spaces | 1                                                                                                           |
| Parking        | Assigned, Underground                                                                                       |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Elevator, Laminate Counters, No Animal Home, No Smoking Home                         |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Hot Water                                                                            |
| Cooling           | None                                                                                 |
| # of Stories      | 18                                                                                   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Roof              | Tar/Gravel         |
| Construction      | Brick, Concrete    |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | August 13th, 2024    |
| Date Sold      | September 10th, 2024 |
| Days on Market | 28                   |
| Zoning         | DC (pre 1P2007)      |
| HOA Fees       | 0.00                 |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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