

1003, 8710 Horton Road SW  
Calgary, Alberta

MLS # A2164416



## \$269,990

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Common, Heated Garage, Parkade, Parking Lot, Secured, Stall, Unassigned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 427
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

This north-facing 10th-floor executive condo offers breathtaking downtown and mountain views from the balcony and living room. This spacious condo offers unparalleled convenience with close proximity to the Heritage LRT Station and a direct underground walkway connecting you to Save on Foods and other nearby amenities. The open-concept design features a generous living area with 9-foot ceilings and a breakfast bar. Large windows allow abundant natural light, leading to a cozy deck where you can enjoy breathtaking views and set up a natural gas grill. The inviting kitchen showcases maple cabinetry, modern fixtures, and black appliances, with sleek upper cabinets providing ample storage for cooking and entertaining. This pet-friendly building provides 24-hour security, heated underground parking, a party room, a modern lobby with updated furniture, three elevators, a 17th-floor sunroom, and a serene rooftop garden with panoramic downtown views—perfect for relaxing. These amenities make it an ideal choice for seniors, investors, or young professionals. Utilities for water and electricity are individually billed based on the condo board's rates. Don't miss this opportunity to enjoy the best of Calgary living by making this exceptional condo your new home!