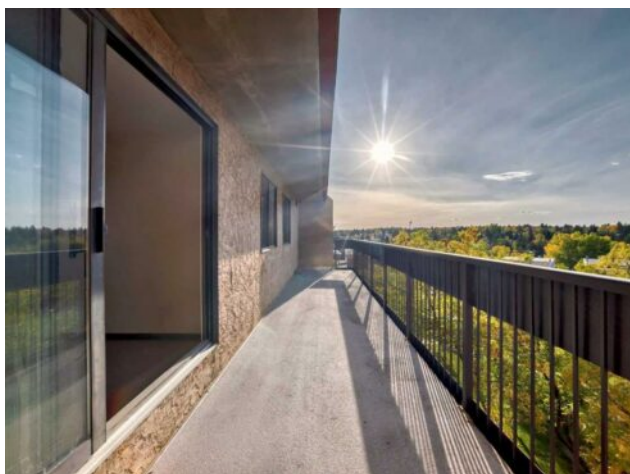


611, 9800 Horton Road SW  
Calgary, Alberta

MLS # A2170530



## \$238,888

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	866 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Garage Door Opener, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 718
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities, Storage		

**Inclusions:** n/a

Welcome to Nine Eight Hundred, an 18+ building designed with comfort and convenience in mind. Ideally located just minutes from the vibrant amenities along MacLeod Trail and steps from a variety of shops, services, the bike path with a network of trails, and restaurants, this condo offers both space and style. One of its most appealing features is the top floor location, at the end of the hall, tucked away in a quiet corner, that's so private. Inside the condo the generous layout with open floor plan includes a bright, central living area and a versatile dining space, perfect for arranging your furniture to suit your style. The kitchen is both efficient and functional, with ample storage and workspace. Down the hall, you'll find two well-sized bedrooms, a 4-piece bathroom, and in-suite laundry with additional storage. With over 850 sqft of living space, this move-in-ready condo in the desirable community of Haysboro is a fantastic option for both first-time buyers and investors. The quiet, concrete building provides a peaceful atmosphere, while floor-to-ceiling windows fill the open living space with natural light, leading to an oversized balcony perfect for relaxing. The bonus? The condo fees include heat & electricity, adding even more value. Plus an onsite concierge for 4 hours a day, 5 days a week to ensure the building is running smoothly. Conveniently located just a 7-minute walk from the Southland LRT Station and a 5-minute drive to Southland Leisure Centre and Southcentre Mall, this condo offers the perfect balance of serenity and easy access to everything you need. Embrace the opportunity to make this more than just a home—a lifestyle.