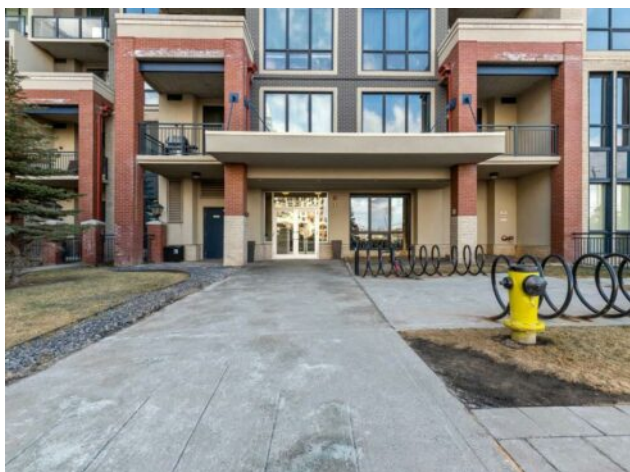


211, 8880 Horton Road SW  
Calgary, Alberta

MLS # A2179139



## \$258,800

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	697 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Unassigned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Electric, Hot Water

**Floors:** Carpet, Ceramic Tile

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick, Concrete, Stucco

**Foundation:** -

**Features:** Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 387

**LLD:** -

**Zoning:** C-C2

**Utilities:** -

**Inclusions:** none

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 2nd 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 and amazing views. 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 the in-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!