

**1009, 9800 Horton Road SW**  
**Calgary, Alberta**
**MLS # A2253195**

**\$243,999**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 780
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** None

Welcome to this bright and spacious 928 sq. ft. condo, fully renovated in 2022&ndash;2023. Located on the 10th floor, this southeast CORNER unit features a large wrap-around balcony with stunning city views and includes a heated underground parking stall. The open-concept layout offers laminate flooring throughout, a modern kitchen with ample cabinetry and updated dishwasher, a roomy dining area, and a generous living space filled with natural light. The unit also includes in-suite laundry with newer washer and dryer, two well-separated bedrooms, and a 4-piece bathroom. This 18+ adult building offers excellent amenities including a welcoming lobby, parcel locker, social room with library and coffee station, and a fitness room. Condo fees conveniently include all utilities&mdash;electricity, heat, water, sewer, parking, and access to building facilities. Perfectly located at Macleod Trail and Southland Drive SW, you are steps from the C-Train, shopping, restaurants, and services, with quick access to Chinook Centre, South Leisure Centre, and the parks and pathways along the Elbow River and Glenmore Reservoir. This move-in ready home combines comfort, convenience, and style&mdash;check out the 3D tour and book your showing today!