

**316, 9800 Horton Road SW**  
**Calgary, Alberta**
**MLS # A2206027**

**\$200,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Haysboro                              |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)    |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit           |               |                   |
| <b>Size:</b>     | 693 sq.ft.                            | <b>Age:</b>   | 1982 (43 yrs old) |
| <b>Beds:</b>     | 1                                     | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                     |               |                   |
| <b>Lot Feat:</b> | -                                     |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 575 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick                           | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** N/A

Prime location in desirable Haysboro, a quiet, well managed 18+ adult building. A great floor plan with ample kitchen cabinets & counter space, stainless steel appliances, the kitchen is open to the dining & living room leading to a large walkout patio & the nicely landscaped courtyard which you will really enjoy during the summer months. A spacious bedroom with an updated closet, a nice size bathroom with updated vanity, in-suite laundry & storage complete this unit. The exercise room is conveniently located steps from your door. For your convenience one indoor assigned parking stall is included. There is a bike rack & vehicle tire storage room. A quick possession is possible for this comfortable home where you will meet many friendly residents living in the building. Walking distance to the LRT station & close to shopping, restaurants, & easy access for driving to Deerfoot, Crowchild, Stoney or wherever you need to go. The concierge is open 4 hours a day on weekdays & the building features a social room for family & social gatherings with a large TV, kitchenette, coffee station, puzzle tables, shuffleboard & library. Please note there are no dogs allowed in the building.