

**1506, 9800 Horton Road SW  
Calgary, Alberta**

**MLS # A2264105**



**\$204,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	709 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Floors:** Vinyl

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick

**Foundation:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 588

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

\*\*\* Your search is over!! Very affordable LIVE-IN or INVESTMENT PROPERTY!! Wake up to glorious mountain views from your balcony in this SPACIOUS one bedroom/one bathroom 708 sqft. condo in desirable NINE EIGHT HUNDRED . You'll love the OPEN LAYOUT of this 15th floor unit with magnificent views! The floorplan is well laid out...with a LARGE primary bedroom...good-sized living room and bathroom...lots of counter and cupboard space in Kitchen...plus a breakfast bar and dining area. A huge bonus is insuite laundry (with newer stacked washer/dryer)...and a large storage room in unit. CONDO FEES include HEAT/WATER/SEWER/ELECTRICITY/PARKING/PROFESSIONAL MANAGEMENT!! Nine Eight Hundred is a very well-managed complex. Concrete building...on-site management during certain hours Monday-Friday. There is a terrific main floor SOCIAL ROOM complete with kitchen, bathrooms, comfortable seating, TV, vending machines, book collection and puzzles. PLUS there is a full GYM available to owners/tenants on 3rd floor. Some of the BUILDING IMPROVEMENTS over the past # of years are: renovated lobby, refurbished elevators, new intercom system, closed circuit cameras at ALL entrances/exits (including parkade!), keyless entry throughout building, newer carpet/lino throughout building common areas, new lighting and fire escape signage installed throughout building. The building has garbage chute access on each floor...common area washer/dryer (coin-op) on each floor...and bike/tire storage rooms. Super close to LRT/a variety of shopping/restaurants/banking/ Macleod Tr/Southland Dr/Stoney Trail and more!. Must be age 18+ to live here. Better hurry!!