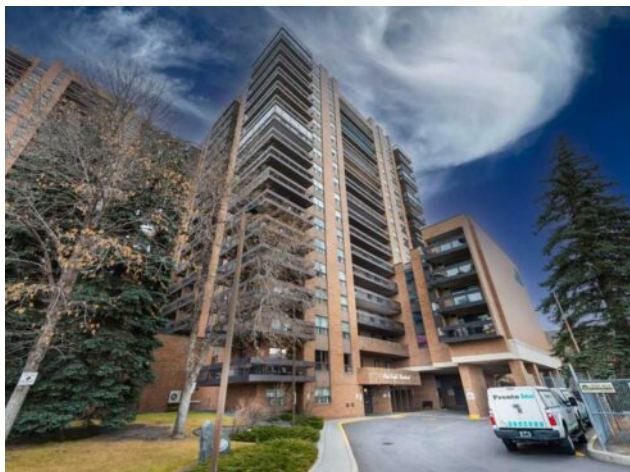


311, 9800 Horton Road SW  
Calgary, Alberta

MLS # A2272240



# \$248,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	861 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Marble, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 718
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Soaking Tub		

Inclusions: n/a

Prime WEST facing 2 bedroom renovated suite with UNDERGROUND parking and IN-SUITE LAUNDRY, in desirable Haysboro & you're going to love all this quiet, concrete, well managed 18+ adult building has to offer. The suite's been designed for comfort and convenience and is beautifully renovated and updated, offering nearly 900 SF and showcasing a HUGE west facing balcony. The updated eat-in kitchen showcases gorgeous marble tile flooring, ample cabinets, pull out drawers and storage, stainless steel appliances & ceiling fan. Vinyl plank flooring is featured throughout the main living areas and bedrooms. The spacious living room and dining room is bright and sunny, with a large patio door that leads to the west facing balcony. Primary bedroom easily accommodates king-sized furniture. Renovated and stylish 4 pc bath offers a soaker tub and designer fixtures. Second bedroom offers great flex space and insuite laundry & storage room complete the suite. Condo fees include all utilities&mdash;electricity, heat, water, sewer, parking and access to building facilities. The convenience of underground parking is yours, plus the building offers owners amazing amenities & features. The exercise room and outdoor terrace are on the same floor as the suite, there is a main floor social room for family & social gatherings with a large TV, kitchenette, coffee station, puzzle tables, shuffleboard & library. On-site concierge (available 4 hours a day, 5 days a week), bike & tire storage and extra shared laundry is available on each floor. Take advantage of this great location - Walking distance to the LRT station & close to shopping, restaurants, & easy access to major traffic arteries. Book your viewing today!