

# \$284,900 - 606, 8880 Horton Road Sw, Calgary

MLS® #A2230416

**\$284,900**

1 Bedroom, 1.00 Bathroom, 711 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

This stunning 1-bedroom, 1 full-bath, 1 den 6th floor unit is a true testament to pride of ownership, featuring thoughtful updates and an open-concept living space with 9 foot ceilings that create a spacious, airy atmosphere. With newer LVP flooring, stainless steel appliances, this modern residence is the urban haven youâ€™ll love coming home to. The energy-efficient building boasts large south-facing windows that flood the rooms with natural light. Cooking enthusiasts will appreciate the well-appointed kitchen, equipped with light and airy cabinetry for ample storage, and a large granite island perfect for meal prep or casual dining. The breakfast bar connects the kitchen to the dining and living areas, making entertaining a breeze. Step out onto the balcony, where a gas line makes barbecuing easy, all while enjoying sunny southern views. The spacious dining area is ideal for intimate dinners or larger gatherings, and the generous living room provides ample space for your furniture, creating a versatile environment for relaxation or hosting guests. Retreat to the primary bedroom with a large closet, huge bonus is the fabulous den area that provides the perfect space for an office, or if you have guests, add a dynamic Murphy bed, and voilÃ , you have a versatile space for overnight visitors! Located down the hall, the convenience of in-suite laundry that simplifies everyday chores. The elegantly finished 4-piece bathroom features a granite counter and dedicated storage area



ensures your living space remains organized and clutter-free. This unit is move-in ready, allowing you to settle in and enjoy immediately. For added convenience, the condo includes one unassigned heated indoor parking stall and bike storage on the main level of the parkade. Building amenities cater to a modern lifestyle, featuring a dedicated concierge service from Monday to Friday, 24-hour security, and three high-speed elevators for easy access. Relax in the sunroom terrace on the 17th floor, where you can unwind and take in panoramic views. The prime location offers unbeatable convenience, with direct parkade access to Save-On-Foods, Tim Hortons, and the "Shops at Heritage" right next door. The Heritage LRT Station is just across the street, providing quick and easy transit access. For outdoor enthusiasts, nearby bike trails, Glenmore Reservoir, Fish Creek Park, and numerous green spaces offer endless recreation options. Major shopping centers like Walmart, Chinook Centre, and South Centre are only minutes away, along with a variety of restaurants, pubs, and amenities that make this location truly exceptional. Don't miss your chance to experience this incredible property. Great revenue property or first-time home buyer.

Built in 2010

**Essential Information**

MLS® #	A2230416
Price	\$284,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	711
Acres	0.00
Year Built	2010
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	606, 8880 Horton Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2W3

### Amenities

Amenities	Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, Hot Water
Cooling	None, Sep. HVAC Units
# of Stories	21

### Exterior

Exterior Features	Balcony, Barbecue, Lighting, Other, Storage
Roof	Tar/Gravel
Construction	Concrete, Mixed

### Additional Information

Date Listed	June 12th, 2025
Days on Market	35
Zoning	C-C2 f4.0h80

### Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.