



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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1506, 9800 Horton Road SW
Calgary, Alberta

MLS # A2264105



\$212,500

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage		
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!!