



## 8880 Horton Road Calgary Alberta

\$293,900

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** Welcome to this spacious and stylish 1-bed + den condo in the heart of Haysboro. Offering over 800 sq ft of well-designed living space, this unit in the peaceful South building enjoys added privacy and quiet, set away from the construction of future towers. Inside, you'll be greeted by high ceilings, a bright open-concept layout, a welcoming entry with durable ceramic tile flooring and a striking floor-to-ceiling mirror that adds to the sense of space. The kitchen features granite countertops, a black appliance package, ample cabinetry, and a generous island with seating--perfect for everyday living or entertaining. The adjoining dining area comfortably fits a full dining set, while the living room, complete with an electric fireplace and large windows, provides a cozy yet airy space to relax. A standout feature of this unit is the large and versatile den, ideal for a home office, guest space, or even a second living area or formal dining room. The oversized bedroom is a true retreat, featuring a walk-through closet and cheater access to the spacious 4-piece bathroom, which boasts an extended vanity, granite counters, and a tub/shower combo. Additional highlights include a well-maintained instant hot water tank and a large laundry room with extra storage. Step outside to your sunny South-facing balcony with a gas line--perfect for BBQs and enjoying warm Calgary afternoons. The building offers unbeatable convenience with an included parking stall in the secure heated parkade, a bike storage room, 24/7 security, concierge service (Mon-Fri), recently updated hallways, package lockers, and access to a rooftop patio and amenity room on the 17th floor. Location-wise, you're directly connected to the attached retail centre where you can access Save-On-Foods without going outside. The C-Train station is just steps away...

Living room 12.25 Ft x 11.33 Ft

Kitchen 9.58 Ft x 9.00 Ft

Dining room 7.50 Ft x 7.00 Ft

Den 9.83 Ft x 9.83 Ft

Primary Bedroom 12.08 Ft x 11.08 Ft

Laundry room 6.33 Ft x 5.08 Ft

4pc Bathroom 9.00 Ft x 6.00 Ft

Listing Presented By:



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