



## 8880 Horton Road Calgary Alberta

\$299,900

Unlock a prime investment opportunity with 1511 - 8880 Horton RD SW, Calgary, Alberta. This 706 square foot condo on the 15th floor desirable 1-bedroom plus den layout appeals to students, young professionals, those who enjoy to travel (just lock up your unit and go), and of course many investors and that would enjoy near zero vacancy as renters also would love to live here at this popular pet-friendly Condo building. Modern upgrades, including a brand new high-efficiency hot water on demand boiler, new tile flooring, and fresh paint throughout, minimize maintenance costs and enhance tenant satisfaction. The luxury kitchen, featuring granite countertops and dark stained solid wood cabinets, while the balcony with a gas-line hook-up for BBQ adds to the unit's appeal. Exceptional building amenities (with more coming soon... ASK FOR DETAILS) such as a rooftop patio and sunroom on the 17th floor offer panoramic views of the Rocky Mountains and Calgary's downtown skyline, adding significant value. On-site conveniences, including coffee shops, restaurants, and a grocery store, enhance tenant experience. The easily accessible Heritage LRT Station via a pedestrian bridge ensures a convenient commute, increasing the property's rental desirability. Situated in the vibrant Haysboro community in Calgary's SW, and just a short distance from downtown, this condo presents an excellent investment opportunity for first time buyers to avid investors looking for a great property with with high rental demand and strong growth potential. Call today to book a private showing! (id:6769)

Kitchen 9.33 Ft x 11.25 Ft

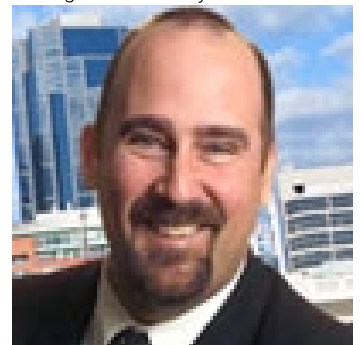
Den 6.08 Ft x 9.92 Ft

Living room 15.00 Ft x 11.33 Ft

Primary Bedroom 11.08 Ft x 12.67 Ft

4pc Bathroom 4.92 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://403realestate.com/>

**RE/MAX Realty Professionals**

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