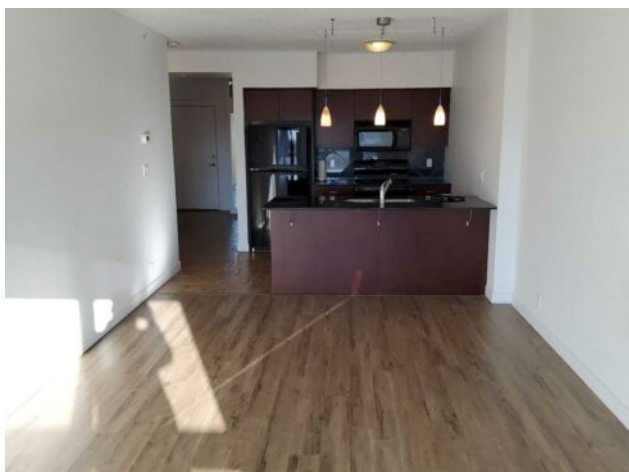


**514, 8880 Horton Road SW
Calgary, Alberta**

MLS # A2234389

\$289,900



Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Built-in Features, Elevator, No Smoking Home		

Inclusions: N/A

Attention First-Time Homebuyers & Investors! Discover an exceptional opportunity to own a furnished 1+1 bedroom unit in a prime city location for under \$300,000. Featuring a functional layout, the spacious den offers flexibility as a second bedroom or home office — perfect for remote work or guests. This well-maintained home offers an open-concept kitchen with an island, a comfortable living area, and in-suite laundry for everyday convenience. Step out onto your private balcony to enjoy open views and fresh air. Residents of this sought-after building enjoy premium amenities, including a rooftop garden, library, and patio on the 17th floor. The property also features concierge service, 24-hour security, and heated underground parking. Pet-friendly and incredibly convenient, the building connects via the fourth floor to Save-On-Foods, a professional building, and a retail plaza — offering day-to-day essentials just steps away. Located only moments from the LRT, this unit provides easy access to downtown and the rest of the city. Whether you're an investor or an end-user, this is an excellent value in one of Calgary's most connected communities.