

# \$284,900 - 120, 8710 Horton Road Sw, Calgary

MLS® #A2228771

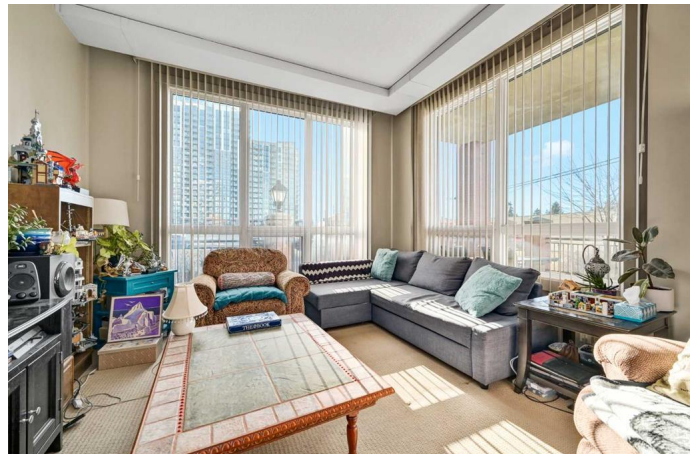
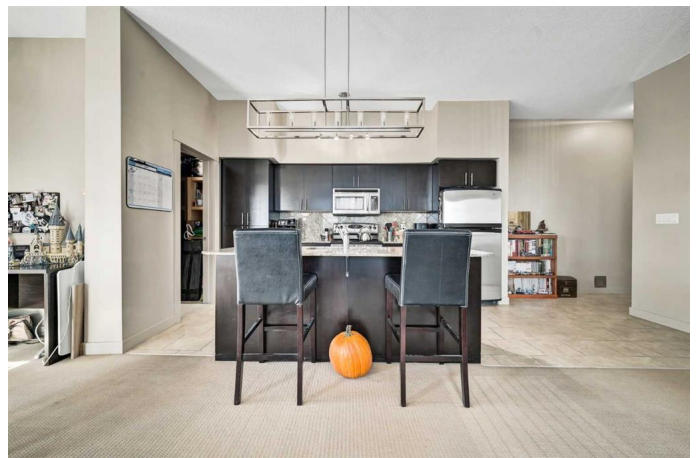
**\$284,900**

1 Bedroom, 1.00 Bathroom, 938 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

CHECK OUT THE HUGE SQUARE FOOTAGE!! THIS BEAUTIFUL, SPACIOUS 935+ SQ. FT. EXECUTIVE 1-BEDROOM, 1-BATHROOM APARTMENT BOASTS SIMILAR SQUARE FOOTAGE TO THE 2-BED/2-BATH UNITS!! This ground-floor corner unit offers easy access to the street with its own private entrance and features a stunning, private fenced patio and garden—perfect for summer enjoyment and providing a fantastic outdoor space your pets will love all year round. With no stairs from the lobby or exterior, this home is a wonderful option for individuals with diverse mobility needs. The living space was thoughtfully designed by the builder and is constantly filled with natural sunlight. As you enter the unit, you will immediately notice the high ceilings and floor-to-ceiling windows that surround the living area. The open-concept design of the living room, dedicated dining room, and kitchen allows the space to flow seamlessly together. The kitchen features stainless steel appliances, granite countertops, ample cabinet space, and a large breakfast bar island. The spacious bedroom easily accommodates a king-size bed, bedside tables, and additional furniture. The bedroom suite is completed by a walk-in closet and provides access to the full bathroom, which includes a bathtub. To complete the unit, you'll find a large pantry/storage room and an in-suite laundry closet. Recent upgrades include new light fixtures and a newer boiler for the heating



system. The unit also includes a secure, heated parking stall, so you won't have to scrape snow off your car this winter. Then again, you might not even need a car living here! From the fourth floor of the building, there is heated indoor access to The Shops at Heritage, which includes a grocery store (Save-On-Foods) and many other restaurants and services. For longer trips, the Heritage LRT Train Station is just steps away. Lastly, this building's 24/7 security staff will give you added peace of mind. HOW DOES IT GET BETTER THAN THIS? OPEN HOUSE - SATURDAY JUNE 14 12:00PM - 2:00PM!

Built in 2008

### Essential Information

MLS® #	A2228771
Price	\$284,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	938
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	120, 8710 Horton Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0P7

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	21

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Construction	Brick, Concrete

### Additional Information

Date Listed	June 7th, 2025
Zoning	C-C2 f4.0h80

### Listing Details

Listing Office	Independent Broker
----------------	--------------------

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 MLS®, Multiple Listing Service® 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.