

# \$212,500 - 1506, 9800 Horton Road Sw, Calgary

MLS® #A2264105

**\$212,500**

1 Bedroom, 1.00 Bathroom, 709 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

\*\*\* 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!!

Built in 1982

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264105          |
| Price          | \$212,500         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 709               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1506, 9800 Horton Road Sw |
| Subdivision | Haysboro                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2V 5B5                   |

### Amenities

|                |                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Coin Laundry, Elevator(s), Fitness Center, Garbage Chute, Recreation Room, Secured Parking, Snow Removal, Trash |
| Parking Spaces | 1                                                                                                                                |
| Parking        | Parkade, Underground                                                                                                             |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage                      |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                               |
| Cooling           | None                                                                                                            |
| # of Stories      | 18                                                                                                              |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Roof              | Tar/Gravel |
| Construction      | Brick      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 5                  |
| Zoning         | DC (pre 1P2007)    |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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