

# \$249,000 - 402, 8880 Horton Road Sw, Calgary

MLS® #A2248362

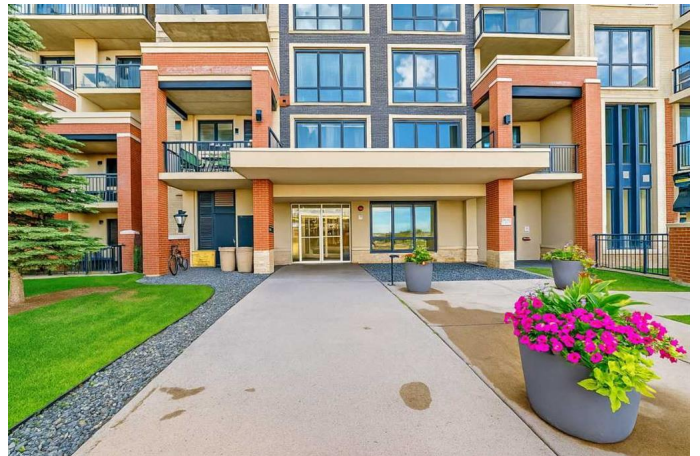
**\$249,000**

1 Bedroom, 1.00 Bathroom, 712 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

This stunning 1-bedroom, 1 full-bath, 1 den Bristol unit showcases true pride of ownership, featuring thoughtful updates and an open-concept layout with soaring 10-foot ceilings for a bright, airy feel. Freshly painted and move-in ready, it's the perfect modern urban retreat. The energy-efficient building's large south-facing windows fill the home with natural light. The well-appointed kitchen offers rich cabinetry, abundant storage, and a spacious granite island ideal for meal prep or casual dining. A breakfast bar seamlessly connects the kitchen to the dining and living areas, making entertaining effortless. Step onto the sunny balcony, complete with a gas line for easy barbecuing and beautiful southern views. The dining area is perfect for intimate dinners or larger gatherings, while the generous living room easily accommodates your furniture for both relaxation and hosting guests. The primary bedroom features recessed lighting and a large closet. A fabulous bonus den provides the perfect home office space—or, with a Murphy bed, a comfortable guest area for overnight visitors. The elegant 4-piece bathroom boasts a granite counter and smart storage solutions, while in-suite laundry adds everyday convenience. This unit includes one unassigned heated indoor parking stall and bike storage on the main parkade level. Building amenities cater to a modern lifestyle, with weekday concierge service, 24-hour security, and three high-speed elevators.



Enjoy the 17th-floor sunroom terrace with panoramic views. The unbeatable location offers direct parkade access to Save-On-Foods, Tim Hortons, and the Shops at Heritage, with Heritage LRT Station right across the street. Outdoor enthusiasts will appreciate nearby bike trails, Glenmore Reservoir, Fish Creek Park, and lush green spaces. Major shopping centres—Walmart, Chinook Centre, and South Centre—are just minutes away, along with an array of restaurants, pubs, and everyday amenities. Whether as a revenue property or your first home, this Bristol unit offers unmatched style, comfort, and convenience.

Built in 2010

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248362          |
| Price          | \$249,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 712               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 402, 8880 Horton Road Sw |
| Subdivision | Haysboro                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2V 2W3                  |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Parking, Visitor Parking         |
| Parking Spaces | 1                                |
| Parking        | Parkade, Underground, Unassigned |

## Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                           |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                   |
| Cooling           | None                                                                     |
| # of Stories      | 21                                                                       |
| Basement          | None                                                                     |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Lighting |
| Roof              | Tar/Gravel        |
| Construction      | Brick, Concrete   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 11                |
| Zoning         | C-C2 f4.0h80      |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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