

# \$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 | 29                 |
| Zoning         | DC (pre 1P2007)    |

## Listing Details

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

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.