

501, 9800 Horton Road SW
Calgary, Alberta

MLS # A2172207



\$205,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	685 sq.ft.	Age:	1982 (42 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions:	None
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Great Investment Opportunity at Nine Eight Hundred, an 18+ building just minutes from the vibrant amenities of MacLeod Trail. This unit #501, offers 685 sq ft of well laid-out living space with sunny east-facing exposure. It features a bright, spacious living room, adjoining dining area, and an open kitchen. The unit includes one bedroom, a 4-piece bathroom, and the convenience of in-suite laundry with extra storage space. Located on the 5th floor, the balcony offers privacy, overlooking lush trees. Nine Eight Hundred is a well-maintained, classic concrete and brick building with a welcoming, mature community. Own TWO side-by-side units at Nine Eight Hundred - the other available unit is #516 (MLS# A2172205). Residents benefit from a proactive condo board, an on-site manager available during the day, and a variety of amenities, including a fitness room, sauna, cozy library, and social room for gatherings. Condo fees cover electricity, adding excellent value. The Southland LRT Station is just a 7-minute walk away, and the Southland Leisure Centre and Southcentre Mall are only a 5-minute drive, providing a perfect balance of peaceful living and convenient access to nearby amenities. Property has a tenant with a lease until February 2025. Tenant has been here for 10 years and would like to stay on if buyer is using this as an investment property.