

418, 8710 Horton Road SW  
Calgary, Alberta

MLS # A2215952



**\$339,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Haysboro                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 942 sq.ft.                         | Age:   | 2008 (17 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Stall, Unassigned, Underground     |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Hot Water                                       | Water:     | -      |
| Floors:     | Carpet, Linoleum                                | Sewer:     | -      |
| Roof:       | -   | Condo Fee: | \$ 568 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Brick, Concrete                                 | Zoning:    | C-C2   |
| Foundation: | -   | Utilities: | -      |
| Features:   | Granite Counters, High Ceilings, Open Floorplan |            |        |

Inclusions: N/A

Experience elevated urban living at London at Heritage Station, a well-established and highly desirable condominium in the heart of Haysboro. This spacious 2 Bedroom, 2 Bathroom home combines thoughtful upgrades, generous space, and an unbeatable location. With 10-foot ceilings throughout, the entire unit feels open, bright, and welcoming. The Spacious Living and Dining Area flows seamlessly into a Kitchen finished with granite countertops and a breakfast bar. A Sunny South-Facing Balcony extends from the Living Room, bringing in natural light and outdoor access. The Primary Bedroom includes its own private ensuite, while the well-sized second Bedroom is accompanied by with 4-piece Bath. Both bathrooms feature granite counters, and the home also includes in-suite Laundry for added convenience. Enjoy peace of mind with recent upgrades, including a newer hot water tank (2024), 2-in-1 washer (2024), microwave hood fan (2024), and fridge (2023). The Building's Exclusive Amenities include Underground Parking, a Rooftop Patio, Bike Storage, a Social Room, and ample Visitor Parking. It also offers a safe indoor walkway connecting directly to Save-On-Foods and Tim Hortons. With the Heritage LRT Station just steps away, getting around the city is a breeze. You're also close to parks, schools, restaurants, cafes, CO-OP, banking services, and major shopping destinations, with downtown Calgary only 15 minutes away. Whether you're a First-Time Buyer, Downsizer, or Investor, this unit offers exceptional value in a prime location. Don't Miss Out!