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1412, 8880 Horton Road SW
Calgary, Alberta

MLS # A2218425



\$289,900

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|-----------|------------------------------------|--------|-------------------|
| Division: | Haysboro | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 759 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Boiler | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 431 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stucco | Zoning: | C-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, No Smoking Home | | |

Inclusions: N/A

Welcome to London at Heritage Station, where urban convenience meets modern comfort! This beautifully updated 1-bedroom, plus office that is 760 sq. ft. of stylish living space and is completely move-in ready with brand-new stain master carpeting, new lighting and fresh paint. The open-concept design is filled with natural light, thanks to the energy-efficient, oversized south facing windows. The large private balcony provides breathtaking, unobstructed mountain views with sunny south exposure—a perfect spot to unwind. The modern kitchen is both functional and elegant, featuring sleek granite countertops, modern looking cabinets, a full-height tile backsplash, and a cozy breakfast bar—ideal for entertaining. The spacious primary suite offers a luxurious 4-piece ensuite, and a walkin closet. There is a home office/den, ideal for those who work from home or additional living space. Convenience is key with in-suite laundry featuring a stacked washer/dryer. Residents enjoy top-tier amenities, including heated underground parking, 24/7 security, concierge service, and a rooftop sunroom and patio on the 17th floor. This condo provides direct access to Heritage C-Train Station via a pedestrian bridge, making commuting a breeze. Plus, with Save-On-Foods, Tim Hortons, restaurants, and other essential services just steps away, you have everything you need right at your doorstep. Don't miss your chance to own this incredible unit—schedule your private showing today!